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J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS
OCT 27 2016

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/27/2001
Grantor(s): LATONJA DENISE TAYLOR CURTIS, A SINGLE PERSON

Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: \$78,625.00
Recording Information: Instrument 2001013696
Property County: McLennan
Property:

LOT TWELVE (12) IN BLOCK ONE (1) OF THE BRAYWOOD PLACE NO. 1 AN ADDITION TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 517, PAGE 41 OF THE McLENNAN COUNTY DEED RECORDS.

Reported Address: 3212 N 32ND STREET, 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, 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): 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

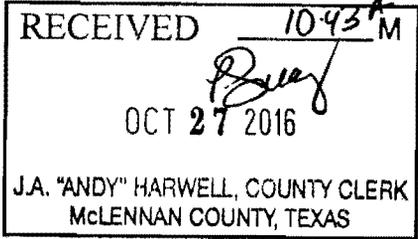
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher 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

LATONJA DENISE TAYLOR CURTIS, A SINGLE PERSON



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MCLENNAN County
Deed of Trust Dated: June 20, 2005
Amount: \$78,375.00
Grantor(s): FELICIA RIOS and JOE RIOS

Original Mortgage: COMMONWEALTH UNITED MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA
Current Mortgage: PNC BANK, NATIONAL ASSOCIATION

Mortgage Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 2005024037

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.

PHILLIP PIERCEALL OR 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, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY, DENISE BOERNER, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER OR MICHELLE SCHWARTZ 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.

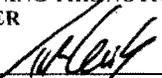
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2013-003475



PHILLIP PIERCEALL OR 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, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY, DENISE BOERNER, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER OR MICHELLE SCHWARTZ
c/o AUCTION.COM, LLC
I Mauchly
Irvine, California 92618

G.F. No.: 20051293

EXHIBIT "A"

Field notes for 0.32 acres of land out of the Carlos O'Campo Grant, Abstract No. 32, in McLennan County, Texas, being all of that tract conveyed to Clarence L. Wallace and wife, Eva Carolene Wallace, by a deed recorded in Volume 1067, Page 794, of the McLennan County, Texas Deed Records, and being all of that tract conveyed to the said Clarence L. Wallace and wife, Eva Carolene Wallace, by a deed recorded in Volume 1104, Page 277, of said deed records. The said 0.32 acre tract is shown on the attached plat and is more particularly described by metes and bounds as follows:

Beginning at a ½" diameter iron rod placed at the northwest corner of said Wallace Tract (Vol. 1067- Pg. 794), being in the south line of San Benito Drive, and being the northwest corner of the herein described tract,

THENCE N 59deg 25min 00sec E 100.84 ft. along the north line of said Wallace Tract (Vol. 1104-Pg. 277), all being along the south line of said San Benito Drive, to a ½" diameter iron rod placed at the northeast corner of the herein described tract,

THENCE S 30deg 36min 37sec E 140.00 ft. along the east line of said Wallace Tract (Vol. 1104-Pg. 277) to a 2" diameter chain link post found at its southeast corner, being the southeast corner of the herein described tract,

THENCE S 59deg 25min 00sec W (Basis of Bearings) 101.00 ft. along the south line of said Wallace Tract (Vol. 1104-Pg. 277) and the south line of said Wallace Tract (Vol. 1067-Pg. 794) to a ½" diameter iron rod found at the southwest corner of said Wallace Tract (Vol. 1067-Pg. 794), being the southwest corner of the herein described tract,

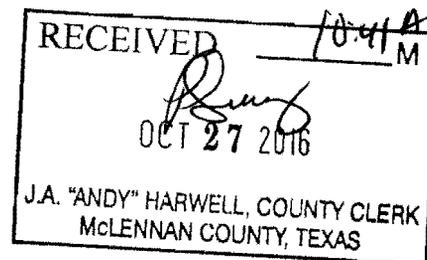
THENCE N 30deg 32min 34sec W 140.00 ft. along the west line of said Wallace Tract (Vol. 1067-Pg. 794) to the POINT OF BEGINNING.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

J. A. Andy Harwell

10149 Heritage Parkway
West, Texas 76691

NOTICE OF SUBSTITUTE TRUSTEE SALE



Deed of Trust Information:

Date: January 26, 2012

Grantor(s): Garnet M. Heishman, unmarried

Original Mortgagee: American Advisors Group
3800 W. Chapman Avenue, 3rd Floor
Orange, California 92868

Current Mortgagee: Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, Texas 77014

Original Principal Balance: \$124,135.00

Recorded in: 2012003163

Property County: McLennan County

Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Sale Information:

Date of Sale: December 6, 2016

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: The top of the outside steps to the second floor in front of the McLennan County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Substitute Trustee: Tim Lewis or Angela Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman or Guy Wiggs, either to act

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.



Tim Lewis or Angela Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman or Guy Wiggs, either to act
Substitute Trustee

c/o Johnson DeLuca Kurisky & Gould, P.C.
4 Houston Center
1221 Lamar, Suite 1000
Houston, Texas 77010

EXHIBIT "A"

BEING 3.179 ACRES OF LAND IN THE J.N. SMITH SURVEY #832, MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1 ACRE TRACT RECORDED IN VOLUME 1210, PAGE 587 AND BEING PART OF THAT CERTAIN 69.109 ACRE TRACT CONVEYED TO ANTON J. POLANSKY ET UX BEVERLY POLANSKY, BY J. POLANSKY ET UX FRANCES POLANSKY AS RECORDED IN VOLUME 1394 PAGE 129 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A SET SPIKE BEING THE NORTHEAST CORNER OF SAID 1 ACRE TRACT (VOL. 1210 PAGE 587) BEING IN THE SOUTH LINE OF HERITAGE PARKWAY (F.M. 2311 R.O.W. VOLUME 785 PAGE 618 DEED RECORDS); THENCE S 30 DEG 52 MIN E) BASE BEARING A DISTANCE OF 209.81 FEET TO A SET 3/8 SPIKE FOR THE SOUTHEAST CORNER OF THIS; THENCE S 58 DEG 54 MIN 47 SEC W A DISTANCE 641.11 FEET TO A FOUND 1/2" IRON BEING THE SOUTHWEST CORNER OF THIS; THENCE N 31 DEG 13 MIN 36 SEC W A DISTANCE OF 255.39 FEET TO A SET 3/8" SPIKE BEING THE NORTHWEST CORNER OF THIS BEING S 30 DEG 54 MIN 48 SEC A DISTANCE OF 343.39 FEET FROM THE SOUTHWEST CORNER OF A 3 ACRE TRACT CONVEYED TO FREDDIE POLANSKY AS RECORDED IN VOLUME 1394 PAGE 124 OF SAID DEED RECORDS; THENCE IN 69 DEG 55 MIN 42 SEC E A DISTANCE OF 303.68 FEET TO A FOUND 1/2" IRON; N 54 DEG 13 MIN 20 SEC E A DISTANCE OF 136.91 FEET TO A FOUND 1/2" IRON FOR A CORNER; THENCE N 58 DEG 34 MIN 03 SEC E A DISTANCE OF 208.02 FEET TO A POINT OF BEGINNING CONTAINING 3.179 ACRES OF LAND.

BEING 3.179 ACRES OF LAND IN THE J.N. SMITH SURVEY #832, MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1 ACRE TRACT RECORDED IN VOLUME 1210, PAGE 587 AND BEING PART OF THAT CERTAIN 69.109 ACRE TRACT CONVEYED TO ANTON J. POLANSKY ET UX BEVERLY POLANSKY, BY J. POLANSKY ET UX FRANCES POLANSKY AS RECORDED IN VOLUME 1394 PAGE 129 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A SET SPIKE BEING THE NORTHEAST CORNER OF SAID 1 ACRE TRACT (VOL. 1210 PAGE 587) BEING IN THE SOUTH LINE OF HERITAGE PARKWAY (F.M. 2311 R.O.W. VOLUME 785 PAGE 618 DEED RECORDS); THENCE S 30 DEG 52 MIN E) BASE BEARING A DISTANCE OF 209.81 FEET TO A SET 3/8 SPIKE FOR THE SOUTHEAST CORNER OF THIS; THENCE S 58 DEG 54 MIN 47 SEC W A DISTANCE 641.11 FEET TO A FOUND 1/2" IRON BEING THE SOUTHWEST CORNER OF THIS; THENCE N 31 DEG 13 MIN 36 SEC W A DISTANCE OF 255.39 FEET TO A SET 3/8" SPIKE BEING THE NORTHWEST CORNER OF THIS BEING S 30 DEG 54 MIN 48 SEC A DISTANCE OF 343.39 FEET FROM THE SOUTHWEST CORNER OF A 3 ACRE TRACT CONVEYED TO FREDDIE POLANSKY AS RECORDED IN VOLUME 1394 PAGE 124 OF SAID DEED RECORDS;

THENCE IN 69 DEG 55 MIN 42 SEC E A DISTANCE OF 303.68 FEET TO A FOUND 1/2" IRON; N 54 DEG 13 MIN 20 SEC E A DISTANCE OF 136.91 FEET TO A FOUND 1/2" IRON FOR A CORNER; THENCE N 58 DEG 34 MIN 03 SEC E A DISTANCE OF 208.02 FEET TO A POINT OF BEGINNING CONTAINING 3.179 ACRES OF LAND.

3. **Rule 736.8 (b) (3)** – Respondent is Garnet M. Heishman, whose last known address is
10149 Heritage Parkway, West, Texas 76691.

The Respondent was properly served with the citation, but she did not file a response within the time required by law. The return of service of each Respondent has been on file with the court for at least 10 days.

4. **Rule 736.8 (b) (4)** – Texas Home Equity Security Instrument was duly recorded in the Official Property Records of McLennan County, Texas under clerk's file number
2016-267-5.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner may proceed with foreclosure under the Security Instrument and under TEX. PROP. CODE § 51.002 of the property located at 10149 Heritage Parkway, West, Texas 76691 and described as follows:

BEING 3.179 ACRES OF LAND IN THE J.N. SMITH SURVEY #832, MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1 ACRE TRACT RECORDED IN VOLUME 1210, PAGE 587 AND BEING PART OF THAT CERTAIN 69.109 ACRE TRACT CONVEYED TO ANTON J. POLANSKY ET UX BEVERLY POLANSKY, BY J. POLANSKY ET UX FRANCES POLANSKY AS RECORDED IN VOLUME 1394 PAGE 129 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A SET SPIKE BEING THE NORTHEAST CORNER OF SAID 1 ACRE TRACT (VOL. 1210 PAGE 587) BEING IN THE SOUTH LINE OF HERITAGE PARKWAY (F.M. 2311 R.O.W. VOLUME 785 PAGE 618 DEED RECORDS); THENCE S 30 DEG 52 MIN E) BASE BEARING A DISTANCE OF 209.81 FEET TO A SET 3/8 SPIKE FOR THE SOUTHEAST CORNER OF THIS; THENCE S 58 DEG 54 MIN 47 SEC W A DISTANCE 641.11 FEET TO A FOUND 1/2" IRON BEING THE SOUTHWEST CORNER OF THIS; THENCE N 31 DEG 13 MIN 36 SEC W A DISTANCE OF 255.39 FEET TO A SET 3/8" SPIKE BEING THE NORTHWEST CORNER OF THIS BEING S 30 DEG 54 MIN 48 SEC A DISTANCE OF 343.39 FEET FROM THE SOUTHWEST CORNER OF A 3 ACRE TRACT CONVEYED TO FREDDIE POLANSKY AS RECORDED IN VOLUME 1394 PAGE 124 OF SAID DEED RECORDS;

THENCE IN 69 DEG 55 MIN 42 SEC E A DISTANCE OF 303.68 FEET TO A FOUND 1/2" IRON; N 54 DEG 13 MIN 20 SEC E A DISTANCE OF 136.91 FEET TO A FOUND 1/2" IRON FOR A CORNER; THENCE N 58 DEG 34 MIN 03 SEC E A DISTANCE OF 208.02 FEET TO A POINT OF BEGINNING CONTAINING 3.179 ACRES OF LAND.

IT IS FURTHER ORDERED that this order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED on the 15 day of Sept., 2016.



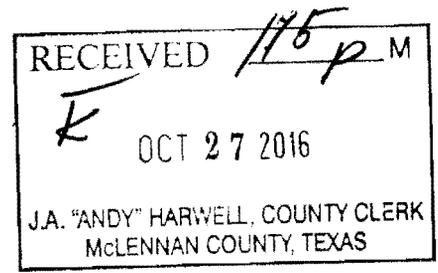
JUDGE PRESIDING

JOHNSON DELUCA KURISKY & GOULD, P.C.

By: _____

George A. Kurisky, Jr.
State Bar No. 11767700
gkurisky@jdkglaw.com
Damian W. Abreo
State Bar No. 24006728
dabreo@jdkglaw.com
Jeffrey B. Hardaway
State Bar No. 24038254
jhardaway@jdkglaw.com
1221 Lamar, Suite 1000
Houston, Texas 77010
(713) 652-2525 – Telephone
(713) 652-5130 – Facsimile

**ATTORNEYS FOR PETITIONER,
REVERSE MORTGAGE SOLUTIONS, INC.**



NOTICE OF FORECLOSURE SALE

State of Texas §
County of McLennan §

Notice is hereby given of a public non-judicial foreclosure sale.

- 1. Property To Be Sold. The property to be sold is described as follows:

LOT SEVEN (7), BLOCK THIRTY-SEVEN (37), UNIVERSITY HEIGHTS ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 65, PAGE 613, DEED RECORDS, MCLENNAN COUNTY, TEXAS.

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

Date: **December 6, 2016**
Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.
Place: **McLennan** County Courthouse in **Waco, Texas**, at the following location: the area designated by the Commissioners Court of **Waco, McLennan County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

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

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

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

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

applicable property records to determine the nature and extent of such matters, if any.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Clayton Grant Custer**.
5. Obligations Secured. The Deed of Trust is dated **June 5, 2009**, and is recorded in the office of the County Clerk of **McLennan** County, Texas, in/under **Document No. 2009016800, Official Public Records** of **McLennan** County, **Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$44,000.00**, executed by **Clayton Grant Custer**, and payable to the order of **Neighborhood Housing Services of Waco, Inc.**

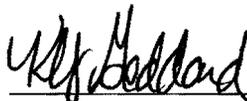
Original Mortgagee: Neighborhood Housing Services of Waco, Inc..

Current Mortgagee of Record: Nationstar Mortgage, LLC whose address is **8950 Cypress Waters Blvd., Coppel, TX 75019.**

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

Sent by: Jeffrey B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

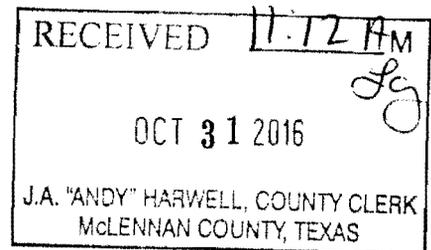
DATED October 25, 2016.



Tim Lewis, Richard H. Hester, David Garvin, Kelly Goddard, 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, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1002474-2



Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON DECEMBER 6, 2016.

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

1. *Property to Be Sold.* The property to be sold is described as follows:

WACO IMPROVEMENT CO BLOCK 2 LOT 4; also described as BEING Lot Four (4) in Block Two (2) of the WACO IMPROVEMENT COMPANY ADDITION to the City of Waco, McLennan County, Texas, according to the Plat of said addition recorded in Volume 86, Page 166 of the Deed Records of McLennan County, Texas; more commonly known as 1515 Maple Avenue, Waco, Texas 76707.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 2011020125 of the real property records of McLennan County, Texas and the Transferred Tax Lien recorded in Document Nos. 2011019998 and 2016002117 of the real property records of McLennan County, Texas.

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

Date: December 6, 2016.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Top of the outside steps to the second floor in front of the McLennan County Courthouse - 501 Washington Ave., Waco, TX 76701 or as otherwise designated by County Commissioner.

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

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

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

the nature and extent of such matters, if any.

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

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

5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Brenita Carol Clay.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$6,647.17, executed by Brenita Carol Clay, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Brenita Carol Clay to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

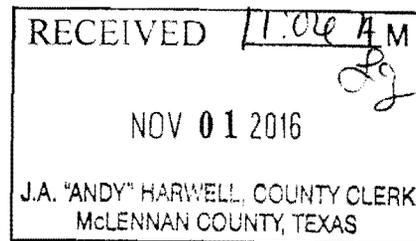
7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 10/31, 2016



Mike Thompson, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005



NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot Ten (10) in Block Ten (10) of the South Manor Addition, Part Four (4), to the City of Waco, McLennan County, Texas, as per plat of said addition recorded in Volume 1094, Page 834 of the Deed Records of McLennan County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2014000272, Official Public Records of McLennan County, Texas.

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

Date: December 6, 2016
Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.
Place: McLennan County Courthouse in Waco, Texas, at the following location:
At the top of the outside steps to the second floor in front of the McLennan County Courthouse on Washington Avenue, Waco, McLennan County, Texas.

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all

prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

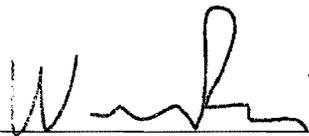
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Ramiro Maldonado and wife, Sonia Maldonado. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$79,500.00, executed by Ramiro Maldonado and wife, Sonia Maldonado, and payable to the order of Charles Olson Construction, Inc., a Texas corporation, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

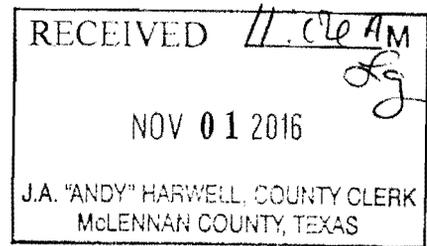
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Charles Olson Construction, Inc., a Texas corporation.

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

Dated November 1, 2016.



WALT FAIR, Trustee



NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot Six (6) in Block Three (3) of Rolling Meadows Estates Addition, Part One (1), to the City of Hewitt, McLennan County, Texas, as per plat of said addition recorded in Volume 1174, Page 445, McLennan County Deed Records.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2014028693, Official Public Records of McLennan County, Texas.

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

Date: December 6, 2016

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

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

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all

prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Ron L. Gustin. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$114,000.00, executed by Ron L. Gustin, and payable to the order of Woody Butler Homes, Inc., a Texas corporation, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

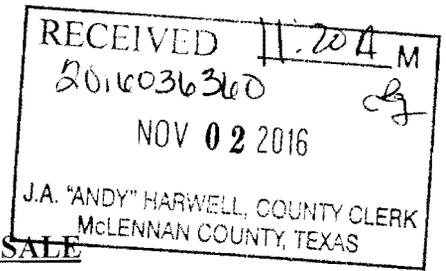
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Woody Butler Homes, Inc., a Texas corporation.

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

Dated November 1, 2016.



WALT FAIR, Trustee



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 26, 2016

DEED OF TRUST:

Date: February 14, 2011
Grantor: JOE O. SEEBER, Individually and as Successor to the TRI-STEM, INC. EMPLOYEE PROFIT SHARING PLAN AND TRUST
Grantor's County: McLennan County, Texas
Beneficiary: First National Bank of Central Texas
Trustee: Ricky D. Thompson
Substitute Trustee: STEVEN M. BURTON
Recording Information: Clerk's File No.2011012227 of the Official Public Records of McLennan County, Texas

NOTE:

Date: February 14, 2011
Amount: One Hundred Seventy Thousand Three and 42/100 Dollars (\$170,003.42)
Debtor: JOE O. SEEBER, Individually and as Successor to the TRI-STEM, INC. EMPLOYEE PROFIT SHARING PLAN AND TRUST
Holder: First National Bank of Central Texas

PROPERTY: Lot Forty-Two (42) In Block Three (3), a resubdivision of Lots 1 through 10, Lots 32 and 33, Block Three (3), in Wintergarden Addition, Part 1, to the City of Hewitt, McLennan County, Texas, as per plat recorded in Volume 1524, Page 125, of the Deed Records of McLennan County, State of Texas.

DATE OF SALE OF PROPERTY: December 6, 2016

EARLIEST TIME OF SALE OF PROPERTY:

No earlier than 10:00 a.m. and not later than 1:00 p.m.

PLACE OF SALE OF PROPERTY:

The area designated by the Commissioner's Court for foreclosure sales to take place at the McLennan County Courthouse in Waco, 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 NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

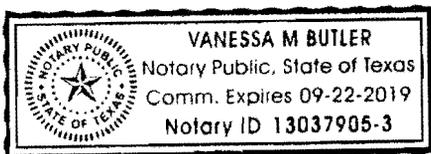
Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

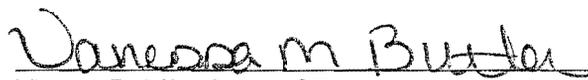


Steven M. Burton, Substitute Trustee

THE STATE OF TEXAS *
COUNTY OF McLENNAN *

This instrument was acknowledged before me on the 2 day of November, 2016, by STEVEN M. BURTON, Substitute Trustee.





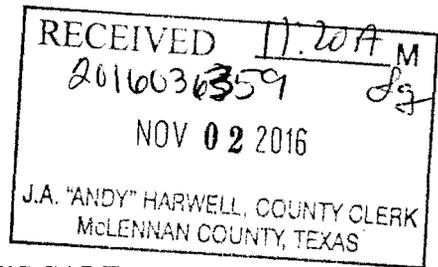
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710

PREPARED IN THE LAW OFFICE OF:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 26, 2016

DEED OF TRUST:

Date: February 17, 2006
Grantor: TRI-STEM, INC. EMPLOYEE PROFIT SHARING PLAN AND TRUST
Grantor's County: McLennan County, Texas
Beneficiary: First National Bank of Central Texas
Trustee: Clyde D. Martin
Substitute Trustee: STEVEN M. BURTON
Recording Information: Clerk's File No.2006005701 of the Official Public Records of McLennan County, Texas

NOTE:

Date: February 17, 2006
Amount: One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)
Debtor: TRI-STEM, INC. EMPLOYEE PROFIT SHARING PLAN AND TRUST
Holder: First National Bank of Central Texas

PROPERTY: Lot Forty-Two (42) In Block Three (3), a resubdivision of Lots 1 through 10, Lots 32 and 33, Block Three (3), in Wintergarden Addition, Part 1, to the City of Hewitt, McLennan County, Texas, as per plat recorded in Volume 1524, Page 125, of the Deed Records of McLennan County, State of Texas.

DATE OF SALE OF PROPERTY: December 6, 2016

EARLIEST TIME OF SALE OF PROPERTY:

No earlier than 10:00 a.m. and not later than 1:00 p.m.

PLACE OF SALE OF PROPERTY:

The area designated by the Commissioner's Court for foreclosure sales to take place at the McLennan County Courthouse in Waco, 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 NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

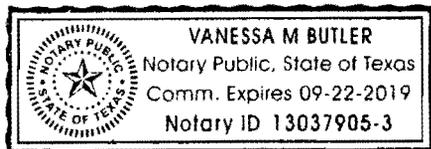
Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

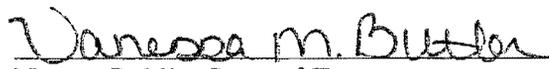


Steven M. Burton, Substitute Trustee

THE STATE OF TEXAS *
COUNTY OF McLENNAN *

This instrument was acknowledged before me on the 2 day of November, 2016, by STEVEN M. BURTON, Substitute Trustee.





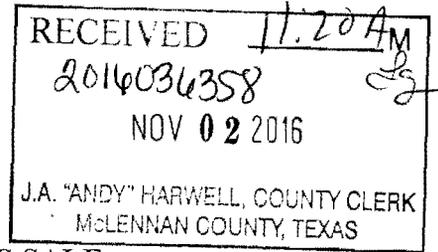
Vanessa M. Butler
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710

PREPARED IN THE LAW OFFICE OF:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 26, 2016

DEED OF TRUST:

Date: February 6, 2008
Grantor: JOE O. SEEBER
Grantor's County: McLennan County, Texas
Beneficiary: First National Bank of Central Texas
Trustee: Ricky D. Thompson
Substitute Trustee: STEVEN M. BURTON
Recording Information: Clerk's File No. 2008004704 of the Official Public Records of McLennan County, Texas

NOTE:

Date: February 6, 2008
Amount: Twenty-Five Thousand and 00/100 Dollars (\$25,000.00)
Debtor: JOE O. SEEBER and ELAINE SEEBER
Holder: First National Bank of Central Texas

PROPERTY: Being 0.40 Acres of Land in the Carlos O'Campo Survey in McLennan County, Texas, being the same tract of Land conveyed from Ameritrust Texas N.A. to Thomas Richard Boatright and wife, June Patricia Boatright in a Deed Recorded in Volume 1714, Page 429 of the Deed Records of McLennan County, Texas and described by Metes and Bounds as follows:

Beginning at a found 1/2 inch iron pin in the East line of South First Street for the Northwest corner of this;

Thence N 62 Deg 01 Min 21 Sec E a distance of 194.10 feet to a found 3/8 inch iron pin for the Northeast corner of this;

Thence S 27 Deg 40 Min 54 Sec E a distance of 90.00 feet to a found 5/8 inch iron pin for the Southeast corner of this;

Thence S 62 Deg 01 Min 20 Sec W (base bearing) a distance of 193.60 feet to a found 1/2 inch iron pin in the East line of South First Street for the Southwest corner of this;

Thence with South First Street N 28 Deg 00 Min 00 Sec W a distance of 90.00 feet to the place of beginning containing 0.40 Acres of Land more or less.

The Real Property or its address is commonly known as 416 S 1st, Hewitt, TX 76643.

DATE OF SALE OF PROPERTY: December 6, 2016

EARLIEST TIME OF SALE OF PROPERTY:

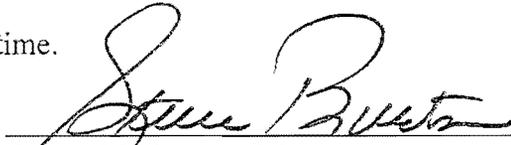
No earlier than 10:00 a.m. and not later than 1:00 p.m.

PLACE OF SALE OF PROPERTY:

The area designated by the Commissioner's Court for foreclosure sales to take place at the McLennan County Courthouse in Waco, 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 NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

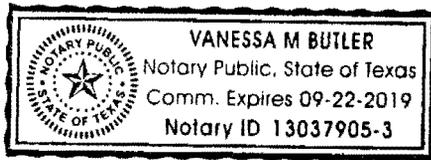
Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.



Steven M. Burton, Substitute Trustee

THE STATE OF TEXAS *
COUNTY OF McLENNAN *

This instrument was acknowledged before me on the 2 day of November, 2016, by STEVEN M. BURTON, Substitute Trustee.



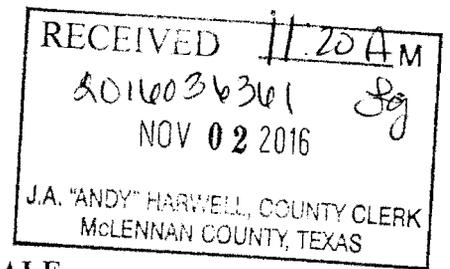
Vanessa M Butler
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710

PREPARED IN THE LAW OFFICE OF:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 26, 2016

DEED OF TRUST:

Date: January 18, 2005
Grantor: JOE SEEBER, JR.
Grantor's County: McLennan County, Texas
Beneficiary: First National Bank of Central Texas
Trustee: Clyde D. Martin
Substitute Trustee: STEVEN M. BURTON
Recording Information: Clerk's File No. 2005002509 of the Official Public Records of McLennan County, Texas

NOTE:

Date: January 18, 2005
Amount: Seventy-Five Thousand Three Hundred Fourteen and 50/100 Dollars (\$75,314.50)
Debtor: JOE SEEBER, JR. and ELANIE SEEBER
Holder: First National Bank of Central Texas

PROPERTY: Being 0.40 Acres of Land in the Carlos O'Campo Survey in McLennan County, Texas, being the same tract of Land conveyed from Ameritrust Texas N.A. to Thomas Richard Boatright and wife, June Patricia Boatright in a Deed Recorded in Volume 1714, Page 429 of the Deed Records of McLennan County, Texas and described by Metes and Bounds as follows:

Beginning at a found 1/2 inch iron pin in the East line of South First Street for the Northwest corner of this;

Thence N 62 Deg 01 Min 21 Sec E a distance of 194.10 feet to a found 3/8 inch iron pin for the Northeast corner of this;

Thence S 27 Deg 40 Min 54 Sec E a distance of 90.00 feet to a found 5/8 inch iron pin for the Southeast corner of this;

Thence S 62 Deg 01 Min 20 Sec W (base bearing) a distance of 193.60 feet to a found 1/2 inch iron pin in the East line of South First Street for the Southwest corner of this;

Thence with South First Street N 28 Deg 00 Min 00 Sec W a distance of 90.00 feet to the place of beginning containing 0.40 Acres of Land more or less.

The Real Property or its address is commonly known as 416 S 1st, Hewitt, TX 76643.

DATE OF SALE OF PROPERTY: December 6, 2016

EARLIEST TIME OF SALE OF PROPERTY:

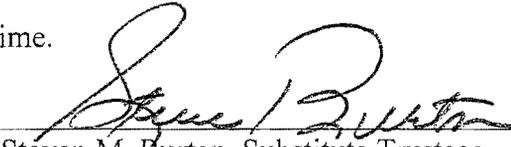
No earlier than 10:00 a.m. and not later than 1:00 p.m.

PLACE OF SALE OF PROPERTY:

The area designated by the Commissioner's Court for foreclosure sales to take place at the McLennan County Courthouse in Waco, 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 NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

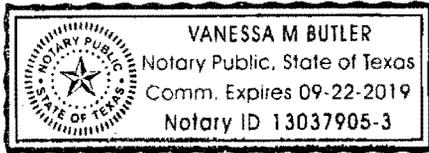
Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.



Steven M. Burton, Substitute Trustee

THE STATE OF TEXAS *
COUNTY OF McLENNAN *

This instrument was acknowledged before me on the 2 day of November, 2016, by STEVEN M. BURTON, Substitute Trustee.



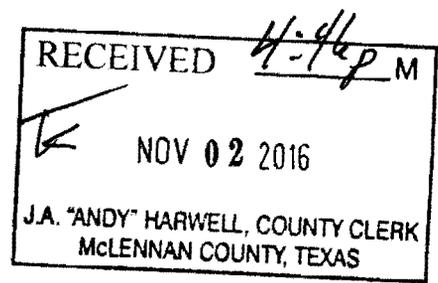
Vanessa M Butler
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710

PREPARED IN THE LAW OFFICE OF:

Steven M. Burton
SHEEHY, LOVELACE & MAYFIELD, P.C.
510 N. Valley Mills Drive, Suite 500
Waco, Texas 76710



NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows: Lot Twenty (20) in Block Six (6) of the North Waco Heights Addition to the City of Waco, McLennan County, Texas, according to the plat of said addition recorded in Volume 275, Page 163 of the Deed Records of McLennan County, Texas. Also known as 3501 N. 21st, Waco, Texas 76708.

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

Date: December 6, 2016

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

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

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

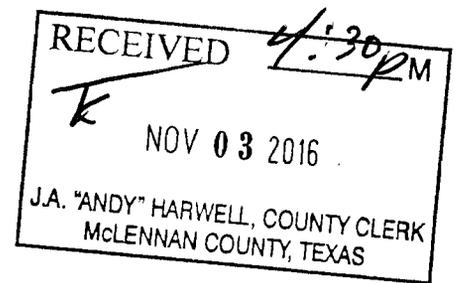
4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by CINDY ANN LOPEZ. The deed of trust is dated February 3, 2010, and is recorded under Clerk's File #2011019400, of the Official Public Records, McLennan County.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$35,000.00, executed by CINDY ANN LOPEZ and payable to the order of 1400 Austin, Inc.; and all renewals and extensions of the note. 1400 Austin, Inc., is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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

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



NOTICE OF TRUSTEE'S SALE

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

Date: **November 3, 2016**

Trustee: **DWIGHT KRZYWONSKI**
3421 Bosque Boulevard
Waco, Texas 76710

Mortgagee: **DWIGHT KRZYWONSKI**

Note: **Dated April 9, 2011, payable to the order of Dwight Krzywonski**

Deed of Trust

Date: **Dated April 9, 2011, recorded in the Official Public Records of McLennan County, Texas under Document #2011010548**

Grantor: **ANITA MEDRANO**

Mortgagee: **DWIGHT KRZYWONSKI**

Recording information: **Deed of Trust recorded in the Official Public Records of McLennan County, Texas under Document #2011010548**

Property:

Lots Eleven (11) and Twelve (12) in Block Four (4) of the Sunset Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 275, Page 200, McLennan County Deed Records.

County: **McLennan County, Texas**

Trustee's Name: **DWIGHT KRZYWONSKI**

Trustee's Address: 3421 Bosque Boulevard, Waco, McLennan County, Texas 76710

Date of Sale: December 9, 2016

Time of Sale: 11:00 a.m.

Place of Sale: I will sell the property at the top of the outside steps to the second floor in front of the courthouse on Washington Avenue, as designated by the Commissioners Court, in McLennan County, Texas, to the highest bidder for cash.

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



Dwight Krzywonski,

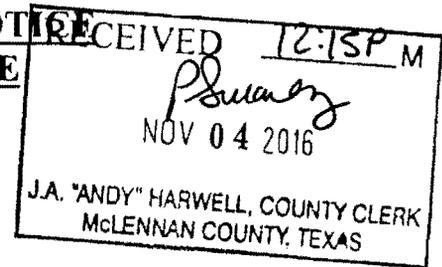
Trustee

THE STATE OF TEXAS
COUNTY OF McLENNAN

POSTED at the McLennan County Courthouse on the _____ day of
_____, ~~2015~~, at _____ o'clock _____m.

2016
EK

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



Date of this notice: 5th day of November, 2016

Deed of Trust

Date: August 3, 2016

Grantors: SABRINA WILSON CHERRY, a single person

Grantor's Address: 2207 Colonial, Waco, McLennan County, Texas 76707

Beneficiary: Charles M. McDonald

Substitute Trustee: Sonia Cochran

Recording Information: Deed of Trust recorded as Instrument No. 2016-025536
Official Public Records of McLennan County, Texas

Property: Being all of that certain tract or parcel of land, with all improvements thereon, located and situated in McLennan County, Texas, and being Lot 13 in Block 1 of the Ginocchio Addition to the City of Waco, McLennan County, Texas, according to the plat of said addition recorded in Volume 79, Page 368 of the McLennan County Deed Records. This being the same property described in the Warranty Deed signed on the 2nd day of September 1981 with grantee being Daniel J. Peters and wife, Mercedes J. Peters, with said deed being recorded in Volume 1391, Page 88 of the McLennan County Deed Records, to which reference is hereby made. This property is also known as 2207 Colonial Ave., Waco, McLennan County, Texas 76707.

Note

Date: August 3, 2016

Amount: \$69,900.00

Debtor: SABRINA WILSON CHERRY, a single person

Holder: Roxanne Bayes as Independent Executor of the Estate of Charles M. McDonald, Deceased, who is also the same person as Charles M. McDonald

Date of Sale of Property: Tuesday, December 6, 2016

Earliest Time of Sale of Property: 10:00 o'clock A.M.

Place of Sale: The East side, 2nd floor, of the Bosque County, Texas Courthouse, Meridian, Texas 76665. The exact location is described in the County Commissioners Court Record located in said Courthouse, to which reference is made.

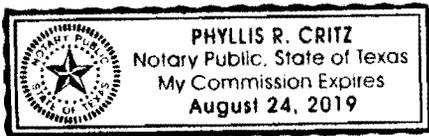
The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder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

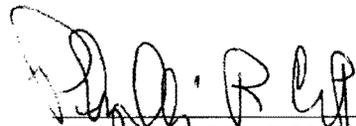
ALL FIXTURES IN AND ON THE PROPERTY AT THE TIME YOU TOOK POSSESSION SHALL REMAIN ON SAID PROPERTY IN GOOD CONDITION PRIOR TO FORECLOSURE.


Sonia Cochran, Substitute Trustee

THE STATE OF TEXAS)
COUNTY OF MCLENNAN)

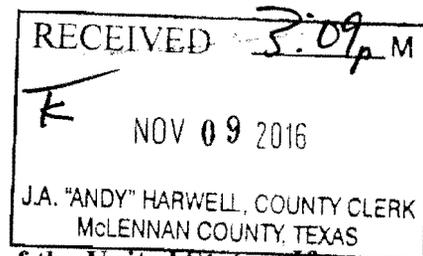
This instrument was acknowledged before me by Sonia Cochran this 5th day of November, 2016.





PHYLLIS R. CRITZ
TEXAS NOTARY PUBLIC

Return To:
Charles M. McDonald, Estate
149 CR1744
Clifton, Tx 76634



Notice of Trustee's Sale

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

Date: November 1, 2016

Trustee: Stephen R. Fontaine

Lender: The First National Bank of Central Texas

Note: a note dated March 20, 2012 in the original principal amount of \$671,823.76, as described in the deed of trust

Deed of Trust

Date: March 20, 2012

Grantor: Santa Fe Express Stores, Inc., a Texas corporation

Lender: The First National Bank of Central Texas

Recording information: Clerk's File No. 2012009404 of the Official Public Records of McLennan County, Texas

Property: Being all of that tract of land in McLennan County, Texas out of the T.J. Chambers Grant, and being all of that called 1.124 acres of land described as Tract #1 more fully described in the attached Exhibit "A".

County: McLennan

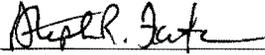
Date of Sale (first Tuesday of month): December 6, 2016

Time of Sale: 11:00 a.m.

Place of Sale: McLennan County Courthouse, outside the second floor entrance on the Washington Street side of the Courthouse, as designated by the County Commissioner's Court of said county pursuant to Section 51.002 of the Texas Property Code, and recorded in the real property records of such county as the area where foreclosure sales are to take place

Lender has appointed Stephen R. Fontaine as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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



Stephen R. Fontaine
1105 Wooded Acres, Suite 200
Waco, Texas 76710
Telephone: (254) 741-1840
Telecopier: (254) 741-1894

EXHIBIT A

BEING all of that tract of land in McLennan County, Texas, out of the T. J. Chambers Grant, and being all of that called 1.124 acres of land described as Tract # 1 in a deed to A-way Marketing, Inc. as recorded in Volume 1458, Page 103 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found in the Southwest line of Factory Drive at the North corner of said 1.124 acres and the East corner of Lot 2 in Block A. of the West Waco Industrial District, Part 3, as recorded in Volume 910, Page 17 of the Deed Records of McLennan County, Texas;

THENCE along said line of Factory Drive as follows:

South 43 degrees 57 minutes 00 seconds East, 171.92 feet to a 1/2 inch steel rod set;
South 31 degrees 31 minutes 16 seconds East, 22.60 feet to a 1/2 inch steel rod set at the East corner of said 1.124 acres and the North corner of that called 1.215 acres of land described in a deed to Southwestern Bell Telephone Company as recorded in Volume 812, Page 197 of the Deed Records of McLennan County, Texas;

THENCE South 51 degrees 16 minutes 41 seconds West, 302.17 feet to a 5/8 inch steel rod found at the South corner of said 1.124 acres and the West corner of said 1.215 acres;

THENCE North 31 degrees 26 minutes 37 seconds West, 22.59 feet to a 1/2 inch steel rod set for corner;

THENCE North 46 degrees 14 minutes 00 seconds West, 132.30 feet to a 1/2 inch steel rod set at the West corner of said 1.124 acres and the South corner of said Lot 2;

THENCE North 43 degrees 46 minutes 00 seconds East (Bearing Basis), 306.40 feet along the Northwest line of said 1.124 acres to the Point of Beginning, containing 1.215 acres of land.