

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 part of Lot Nine (9) of the E. Dickey Addition to the City of Waco, McLennan County, Texas, plat of same recorded in Volume 58, Page 508 of the Deed Records of McLennan County, Texas, and described as follows:

BEGINNING at the South or Southwest corner of said Lot Nine (9);

THENCE NW with the dividing line between Lots Seven (7) and Nine (9) for a distance of 200 feet, more or less, to Mrs. Isabella Sanger's South line;

THENCE Easterly along said Sanger's South line 93 feet, more or less to S. Y. Lee's corner;

THENCE in a Southeasterly direction 200 feet, more or less, along the said S. Y. Lee's line to the north line of West Avenue;

THENCE in a Southwesterly direction along said north line of West Avenue 93 feet, more or less, to the beginning, and being the same property described in deed from Alice B. Maxwell, a feme sole, dated March 9, 1939, and of record in Volume 475, Page 141 of the McLennan County, Texas Deed Records.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2010028593, 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 Rodney G. Billings. 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 (a) the promissory note in the original principal amount of \$34,900.00, executed by Rodney G. Billings, and payable to the order of Jerrell Roy; and (b) all renewals and extensions of the note. Jerrell Roy is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

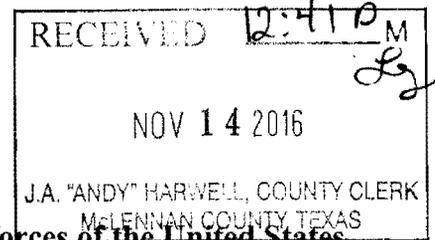
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Jerrell Roy.

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 14, 2016.



WALT FAIR, Trustee



NOTICE OF FORECLOSURE SALE

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1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot Two (2) in Block Four (4) of Provident Addition to the City of Waco, McLennan County, Texas, as per plat of said addition recorded in Volume 96, Page 133, 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 2010014561, 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.

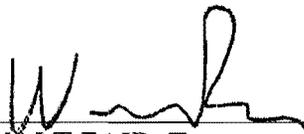
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Yvonne Wilkerson.

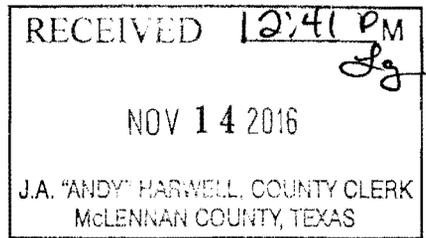
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$44,212.45, executed by Yvonne Wilkerson, and payable to the order of J.R. Grace Investments, LLC, a Texas limited liability company; 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, J.R. Grace Investments, LLC, a Texas limited liability company.

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 14, 2016.


WALT FAIR, Trustee



NOTICE OF FORECLOSURE SALE

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1. *Property to Be Sold.* The property to be sold is described as follows: BEING A 0.47 ACRE TRACT OF LAND OUT OF THE TOMAS DE LA VEGA 11 LEAGUE GRANT, ABSTRACT 43 IN MCLENNAN COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO MARIO SANDOVAL ET UX, BY DEED RECORDED IN VOLUME 203, PAGE 344 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID 0.47 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH COTTON SPINDLE PLACED IN THE ASPHALT PAYMENT OF CAMP GROUND ROAD AT THE SOUTHWEST CORNER OF SAID SANDOVAL TRACT AND THE NORTHWEST CORNER OF THE L.C. LONG TRACT AS RECORDED IN VOLUME 1803, PAGE 174 OF THE DEED RECORDS OF SAID COUNTY;

THENCE NORTH 28 DEG 00 MIN 00 SEC WEST A DISTANCE OF 79.20 FEET (RECORD - N 28 DEG 00 MIN W - 79.2 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "3879" PLACED AT THE NORTHWEST CORNER OF SAID SANDOVAL TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.45 ACRE TRACT CONVEYED TO FELIPE GARCIA ET UX, BY DEED RECORDED IN VOLUME 1231, PAGE 681 OF SAID DEED RECORDS;

THENCE ALONG THE COMMON PROPERTY LINE BETWEEN THE SAID SANDOVAL/GARCIA TRACTS, NORTH 62 DEG 00 MIN 00 SEC EAST AT 25.00 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "3879" PLACED FOR REFERENCE, CONTINUING ALONG SAME COURSE FOR A TOTAL DISTANCE OF 256.70 FEET (RECORD - N 62 DEG 00 MIN E - 256.7 FEET (BASIS FOR BEARINGS) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "3879" PLACED AT THE NORTHEAST CORNER OF SAID SANDOVAL TRACT AND THE NORTHWEST CORNER OF A CALLED 0.20 ACRE TRACT CONVEYED TO PETE GOMEZ BY DEED RECORDED IN VOLUME 1269, PAGE 340 OF SAID DEED RECORDS;

THENCE ALONG THE COMMON PROPERTY LINE BETWEEN THE SAID SANDOVAL/GOMEZ TRACTS, SOUTH 28 DEG 00 MIN 00 SEC EAST A DISTANCE OF 79.20 FEET (RECORD - S 28 DEG 00 MIN E - 79.2 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "3879" PLACED AT THE SOUTHEAST CORNER OF SAID SANDOVAL TRACT AND THE NORTHEAST CORNER OF SAID LONG TRACT;

THENCE ALONG THE COMMON PROPERTY LINE BETWEEN THE SAID SANDOVAL/LONG TRACTS, SOUTH 62 DEG 00 MIN 00 SEC WEST AT 231.70 FEET (RECORD - S 62 DEG 00 MIN W) PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "3879" PLACED FOR REFERENCE, AND CONTINUING ALONG SAME COURSE FOR A TOTAL DISTANCE OF 256.70 FEET; THE POINT OF BEGINNING.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2008033816, 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 Juan Reyes and wife, Hermila Reyes.

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 promissory note in the original principal amount of \$72,000.00, executed by Juan Reyes and wife, Hermila Reyes, and payable to the order of Alliance Bank Central Texas; (b) all renewals and extensions of the note ; and (c) any and all present and future indebtednesses of Juan Reyes and wife, Hermila Reyes to Alliance Bank Central Texas. Alliance Bank Central Texas 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, Alliance Bank Central Texas.

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.

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

Dated November 14, 2016.



WALT FAIR, Trustee

NOTICE OF TRUSTEE'S SALE

Date: November 15, 2016

Trustee: John Malone

Trustee's Street Address: 5400 Bosque Blvd., Ste. 650, Waco, Texas 76710

Lender: Southwest Remodeling Co., Inc.

Note

Date: June 25, 2009

Borrower: Will Miller and wife, Vivian A. Miller

Payee: Southwest Remodeling Co., Inc.

Principal Amount: \$18,980.00

Deed of Trust

Date: June 25, 2009

Grantor: Will Miller and wife, Vivian A. Miller

Trustee: John Malone

Original Beneficiary: Southwest Remodeling Co., Inc.

Recording information: Instrument #2009021690 of the Official Public Records of McLennan County, Texas

Property: Lot Six (6) in Block Eight (8) of Ashburns Addition to the City of Waco, as shown by plat recorded in the office of the County Clerk of McLennan County, Texas, and being the same property described in Deed of Trust of record in Volume 613, Page 623, Deed Records of said county, and more commonly known as: 916 Turner, Waco, McLennan County, Texas 76704

Assignment: (Transfer of Lien)

Date: December 27, 2012

Recording information: Instrument #2013002178 in the Official Public Records of McLennan County, Texas

Assignor: Southwest Remodeling Co., Inc.

Assignee: Amerigo, Inc.

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 the steps in front of the McLennan County Courthouse in Waco, Texas

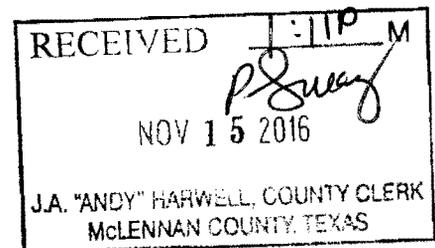
John Malone is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

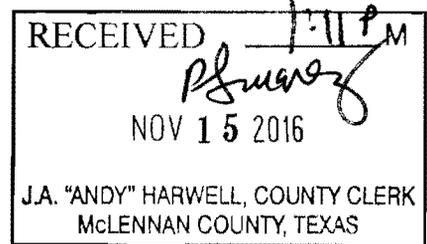
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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
TRUSTEE (254) 772-3722





NOTICE OF TRUSTEE'S SALE

Date: November 14, 2016

Trustee: John Malone

Trustee's Street Address: 5400 Bosque Blvd., Ste. 650, Waco, Texas 76710

Lender: Amerigo, Inc.

Note

Date: May 28, 2015

Borrower: Sabra Jones and Eddie Mae Joiner

Payee: Amerigo, Inc.

Principal Amount: \$57,400.00

Deed of Trust

Date: May 28, 2015

Grantor: Sabra Jones and Eddie Mae Joiner

Trustee: John Malone

Original Beneficiary: Amerigo, Inc.

Recording information: Instrument #2015017650 of the Official Public Records of McLennan County, Texas

Property: See Exhibit A, and more commonly known as: 905 E. Texas, Mart, McLennan County, Texas 76664

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 the steps in front of the McLennan County Courthouse in Waco, Texas

John Malone is the 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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John Malone

JOHN MALONE
TRUSTEE (254) 772-3722

EXHIBIT A

FIELD NOTES FOR A 0.29 ACRE TRACT OF LAND BEING ALL OF LOT 10 AND THE NORTHEAST 25 FEET OF LOT 9 IN BLOCK 48, ACCORDING TO THE MAP OF THE SUPPLEMENT "NO. ONE" EAST SIDE OF THE TOWN OF MART OF RECORD IN VOLUME 156, PAGE 307 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. SAID 0.29 ACRE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE NORTH LINE OF TEXAS AVENUE AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 48 OF THE ABOVE REFERENCED MAP OF THE SUPPLEMENT "NO. ONE" TO THE TOWN OF MART, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

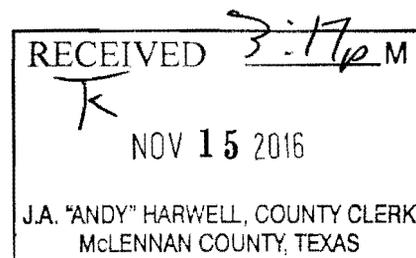
THENCE S 58 DEGREES 58 MINUTES 00 SECONDS W 75.00 FEET (BASE BEARING - 576/431) ALONG THE LINE OF TEXAS AVENUE AND THE SOUTH LINES OF LOTS 10 AND 9 TO A 1/2 INCH IRON PLACED FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE N 31 DEGREES 07 MINUTES 38 SECONDS W 166.23 FEET TO A 1/2 INCH IRON ROD PLACED FOR THE NORTHWEST CORNER OF THIS FROM WHERE A 1/2 INCH PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 8 OF THE SAID BLOCK 48 BEARS S 59 DEGREES 34 MINUTES 09 SECONDS W 75.00 FEET;

THENCE N 59 DEGREES 34 MINUTES 09 SECONDS E 75.00 FEET TO A 1/2 INCH IRON ROD PLACED FOR THE NORTHEAST CORNER OF THE SAID LOT 10 FROM WHERE A 3/8 INCH IRON FOUND BEARS N 59 DEGREES 34 MINUTES 09 SECONDS E 62.95 FEET,

THENCE S 31 DEGREES 07 MINUTES 17 SECONDS E 165.44 FEET TO THE POINT OF BEGINNING, AND BEING THE LAND HELD BY JOHN MARC MCNEIL UNDER DEED OF RECORD IN VOLUME 576 PAGE 431 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Notice of Trustee's Sale



Date: November 15th, 2016

Original Trustee: Brian Payton

Trustee Address: 4100 NW Loop 410, Suite 100, San Antonio, Texas 78229

Mortgagee: Kory Harris

Mortgagee's Address: 301 Randy Dr, Waco, Texas 76712

Mortgage Servicer: ATW Investments, Inc.

Mortgage Servicer's Address: 4100 NW Loop 410, Suite 100, San Antonio, Texas 78229

Note: Note dated May 6th, 2014, in the amount of \$146,400.00

Deed of Trust

Date: May 6th, 2014

Grantor: Kory Harris

Lender: 301 Randy Land Trust

Property: Lot One (1), Block Seven (7), OF WESTLAKE ADDITION PART ONE,
IN THE CITY OF WACO, McLENNAN COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT RECORDED IN VOLUME 888, PAGE 634 OF
THE RECORDS OF McLENNAN COUNTY, TEXAS

(Commonly known as: 301 Randy Dr, Waco, Texas 76712)

County: McLENNAN

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

Time of Sale: 1:00 pm

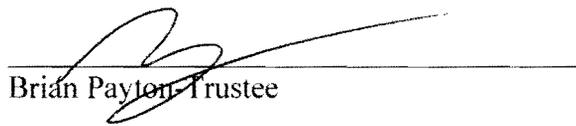
Place of Sale: The Foreclosure sale will be conducted in the area designated by the McLennan County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code at the place where the foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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.

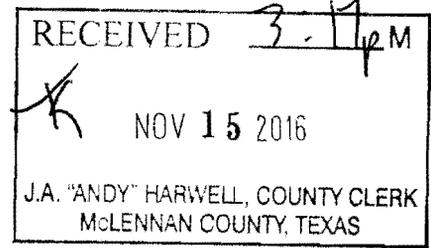
Brian Payton is the Trustee under the Deed of Trust. Mortgagee has appointed Brian Payton as Trustee under the Deed of Trust. Mortgagee has instructed Original Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by the Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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



Brian Payton Trustee

Notice of Trustee's Sale



Date: November 15th, 2016

Original Trustee: Brian Payton

Trustee Address: 4100 NW Loop 410, Suite 100, San Antonio, Texas 78229

Mortgagee: Ira Doss and Brenda Doss

Mortgagee's Address: 2631 Theresa Ln, Moody, Texas 76557

Mortgage Servicer: ATW Investments, Inc.

Mortgage Servicer's Address: 4100 NW Loop 410, Suite 100, San Antonio, Texas 78229

Note: Note dated January 30th, 2015, in the amount of \$103,000.00

Deed of Trust

Date: January 30th, 2015

Grantor: Ira Doss and Brenda Doss

Lender: 2631 Theresa Lane Land Trust

Property: Tract 54, Westridge Section Two, McLennan County, Texas as shown on plat recorded in Volume 1339, Page 879 of the Deed of Records of McLennan County, Texas, SAVE and EXCEPT that tract described in instrument recorded under Clerk's file No. 2005039632 of the Official Public Records McLennan County

(Commonly known as: 2631 Theresa Ln, Moody, Texas 76557)

County: McLENNAN

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

Time of Sale: 1:00 pm

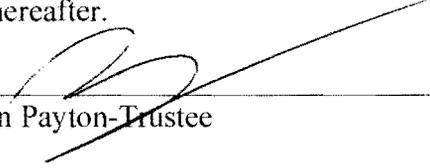
Place of Sale: The Foreclosure sale will be conducted in the area designated by the McLennan County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code at the place where the foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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.

Brian Payton is the Trustee under the Deed of Trust. Mortgagee has appointed Brian Payton as Trustee under the Deed of Trust. Mortgagee has instructed Original Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by the Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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



Brian Payton-Trustee

NOTICE OF TRUSTEE'S SALE

Date: November 15, 2016

Trustee: John Malone

Trustee's Street Address: 5400 Bosque Blvd., Ste. 650, Waco, Texas 76710

Lender: Ralph Lee

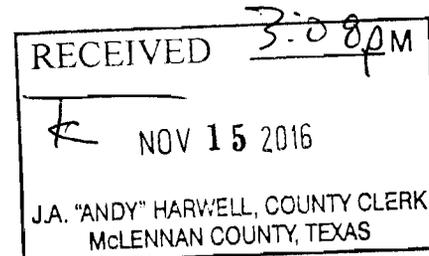
Note

Date: February 25, 2014

Borrower: William Cooper and Dana Cooper

Payee: Ralph Lee

Principal Amount: \$89,000.00



Deed of Trust

Date: February 25, 2014

Grantor: William Cooper and Dana Cooper

Trustee: Charles K. Barrow

Original Beneficiary: Ralph Lee

Recording information: Instrument #2014008334 of the Official Public Records of McLennan County, Texas

Property: Lot Twelve (12) in Block Eleven (11) of the Parkdale Addition, Part Two (2), to the City of Waco, McLennan County, Texas, as shown by plat recorded in Volume 767, Page 452, Deed Records of McLennan County, Texas and more commonly known as: 1206 N. 62nd Street, McLennan County, Texas 76704

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 the steps in front of the McLennan County Courthouse in Waco, Texas

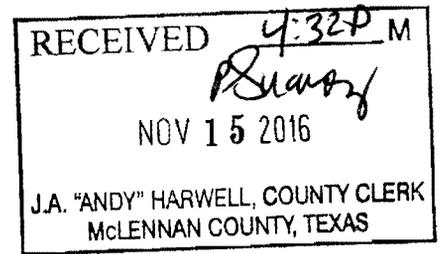
John Malone is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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. 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
TRUSTEE (254) 772-3722



NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold: Being 7 tracts of land being more particularly described on the attached Exhibit "A", incorporated herein by reference for all legal purposes.

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 refiling 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 RAFAEL ALVAREZ, JR.. The deed of trust is dated June 7, 2013, and is recorded under Clerk's File# 2013019468, 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 \$105,000.00, executed by RAFAEL ALVAREZ, JR. and payable to the order of SIDNEY GARDNER; and all renewals and extensions of the note. SIDNEY GARDNER is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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

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

DATED November 15, 2016.

A handwritten signature in black ink, appearing to read "Gary D. Zully".

Exhibit "A"

Tract One: 1228 E. Waco Drive

Lots A 20, Block Two (2), Paul Quinn Addition, Waco, McLennan County, Texas, as per plat recorded in Volume 167, Page 462 of the Deed Records of McLennan County, Texas.

Tract Two: 720 Houston Street

Lot 23, Block Two (2), Paul Quinn Addition, Waco, McLennan County, Texas as per plat recorded in Volume 167, Page 462 of the Deed Records, McLennan County, Texas.

Tract Three: 812 Olive Street

Lot Twelve (12) in Block One (1) of the Ryals Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 527, Page 57, of the McLennan County Deed Records, SAVE AND EXCEPT that portion of said Lot that was conveyed to the City of Waco by deed dated February 14, 1950 and recorded in Volume 647, Page 457 of the Deed Records of McLennan County, Texas.

Tract Four: 804 Houston Street

Lot A21, Block Two (2), Paul Quinn Addition, Waco, McLennan County, Texas as per plat recorded in Volume 167, Page 462 of the Deed Records, McLennan County, Texas.

Tract Five: 808 Houston Street

Lot A22, Block Two (2), Paul Quinn Addition, Waco, McLennan County, Texas as per plat recorded in Volume 167, Page 462 of the Deed Records, McLennan County, Texas.

Tract Six: 1232 Waco Drive

Lot Number Three (3) and part of Lots Number Four and Five (pt. of 4 & 5) in Block Number One (1) of Ryals Addition, Waco, Texas, as per plat recorded in Volume 527, Page 57, of the McLennan County Deed Records.

Tract Seven: 1236 E. Waco Drive

Lot Number Eleven (11), in Block Number One (1), of Ryals Addition, Waco, Texas, described by notes and bounds as follows: Beginning at an iron stake in the East line of Houston Street at a point S. 30 deg. E 100 ft. from the South line of King Highway, said point of beginning being the N. W. corner of said Lot 3; Thence N 60 deg. 58' E 94 ft. with the North line of said Lot 3 to its NE corner; Thence S 28 deg. 25' E 67.9 ft. with the East line of said Lot 3 to an iron stake for corner at the NW corner of said Lot 11; Thence N 60 deg. 13' 04" E 102.1 ft. with the North line of said Lot 11 to its intersection with the NW line of Waco Drive East as it now exists on the ground; Thence with the NW line of Waco Drive East in a Southwesterly direction around a 1 deg. 58' curve to the left, a distance of 207.2 ft. to an iron stake for corner, at its intersection with the East line of said Houston Street; Thence N 30 deg. W 119.6 ft. with the East line of said Houston Street to the place of beginning.