

**Current Borrower:** BEN VALENZUELA AND WIFE, MELINDA VALENZUELA  
**MH File Number:** TX-16-28642-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 208 PEARL DR, HEWITT, TX 76643

RECEIVED	9:26 AM
Lg	
OCT 31 2016	
J.A. "ANDY" HARWELL, COUNTY CLERK MCLENNAN COUNTY, TEXAS	

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/15/2007

**Grantor(s)/Mortgagor(s):**  
BEN VALENZUELA AND WIFE, MELINDA  
VALENZUELA

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR NETWORK FUNDING, L.P., ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2007041694

**Property County:**  
MCLENNAN

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is  
representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway, Columbus, OH 43240

**Legal Description:** BEING LOT TWELVE (12) IN BLOCK NINE (9) OF THE IMPERIAL ESTATES  
ADDITION, PHASE FOUR, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AS PER THE  
FINAL PLAT RECORDED AS INSTRUMENT #2005030127 OF THE OFFICIAL PUBLIC RECORDS OF  
MCLENNAN COUNTY, TEXAS.

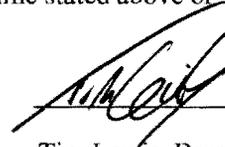
**Date of Sale:** 1/3/2017

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

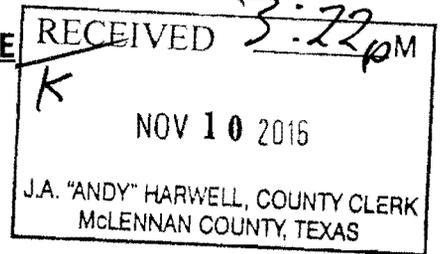
**Place of Sale of Property:** THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN  
FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY  
COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S  
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**



**DATE:** November 8, 2016

**DEED OF TRUST:**

**Date:** December 20, 2012  
**Grantor:** Eugene Webb and wife, Lissa Webb  
**Grantor's County:** McLennan County, Texas  
**Beneficiary:** Community Bank & Trust, Waco, Texas  
**Trustee:** W. D. Lacy  
**Substitute Trustee:** Steve Bearden  
**Recording Information:** Clerk's File 2012040032 of the Official Public Records of McLennan County

**PROPERTY:** Being Lot Four (4) in Block Twelve (12) of the Heritage Heights Addition, to the City of Hewitt, Part Three, McLennan County, Texas as per plat recorded in Volume 1255, Page 821 of the McLennan County Deed Records.

**NOTE:**

**Date:** December 20, 2012  
**Amount:** EIGHTY FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$84,250.00)  
**Debtor:** Eugene Webb and wife, Lissa Webb  
**Holder:** Community Bank & Trust, Waco, Texas

**DATE OF SALE OF PROPERTY (first Tuesday of month):** January 3, 2017

**EARLIEST TIME OF SALE OF PROPERTY (between 10:00 a.m. and 4:00 p.m.):**

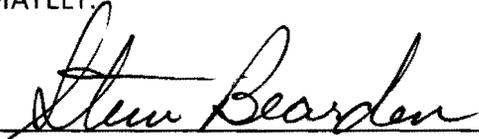
No earlier than 10:00 a.m. and not later than 1:00 p.m.

**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.

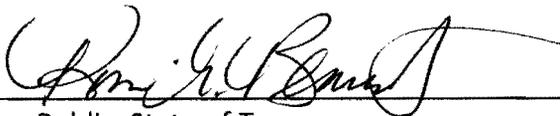
Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above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

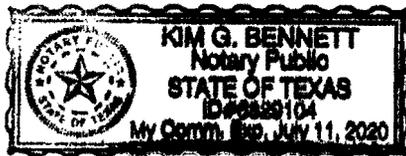
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

  
Steve Bearden, Substitute Trustee

THE STATE OF TEXAS       \*  
COUNTY OF McLENNAN    \*

This instrument was acknowledged before me on the 8<sup>th</sup> day of November, 2016, by Steve Bearden, Substitute Trustee for COMMUNITY BANK & TRUST, WACO, TEXAS.

  
Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**

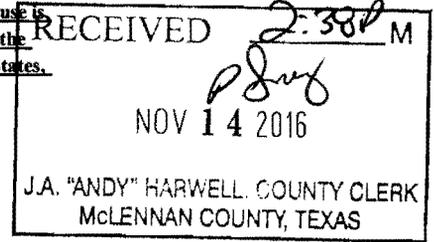
Jeffrey R. Cox  
Sheehy, Lovelace & Mayfield, P.C.  
510 N. Valley Mills Drive, Suite 500  
Waco, Texas 76710

**PREPARED IN THE LAW OFFICE OF:**

Sheehy, Lovelace & Mayfield, P.C.  
510 N. Valley Mills Drive, Suite 500  
Waco, Texas 76710

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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



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

Date: January 03, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 16, 2014 and recorded in Document INSTRUMENT NO, 2014025969 real property records of MCLENNAN County, Texas, with PAUL COSTELLO AND LORELL COSTELLO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAUL COSTELLO AND LORELL COSTELLO, securing the payment of the indebtednesses in the original principal amount of \$104,245.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LOANDEPOT.COM, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

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

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

Certificate of Posting

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

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



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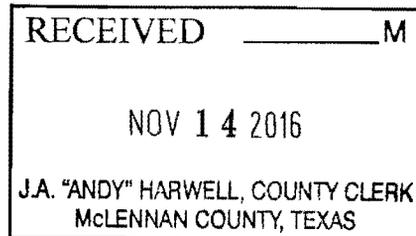
MCLENNAN

**EXHIBIT "A"**

BEING LOT SIXTEEN AND THE EAST ONE-HALF (1/2) OF LOT FIFTEEN (15) IN BLOCK FORTY (40) OF THE J. J. DEAN ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION DULY RECORDED IN VOL. 232 PAGE 212 DEED RECORDS, MCLENNAN COUNTY, TEXAS.



NOS0000005918479



[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

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

TS#: 16-17595

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 10/1/2015, LYNNE M WEAVER AND JUSTIN WYATT WEAVER, WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$105,000.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 10/6/2015 as Volume 2015031229, Book , Page , in McLennan County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**BEING TRACT 130, WESTRIDGE SUBDIVISION, SECTION TWO, A SUBDIVISION IN MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 1339, PAGE 879, MCLENNAN COUNTY, DEED RECORDS.**

Commonly known as: **1948 THERESA LANE, MOODY, TX 76557**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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



4598680

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on TUESDAY, 1/3/2017 at 10:00 AM, or no later than three (3) hours after such time, being the first Tuesday of such month, of **McLennan** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The top of the outside steps to the second floor in front of the Courthouse**

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

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

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

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

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

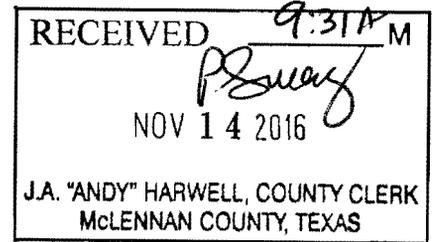
WITNESS, my hand this 11/10/2016



By: Substitute Trustee(s)

Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

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



[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

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

TS#: 16-17273

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 10/5/2006, DAVID M BOOKER, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$93,600.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 10/13/2006 as Volume 2006039059, Book , Page , in McLennan County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT 7, BLOCK 1, OF THE KRUMNOW ESTATES ADDITION TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1149, PAGE 275**

Commonly known as: **112 KAY DRIVE, ROBINSON, TX 76706**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tim Lewis, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



4599084

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 1/3/2017 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **McLennan County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The top of the outside steps to the second floor in front of the Courthouse**

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

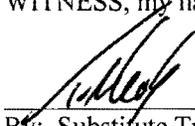
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

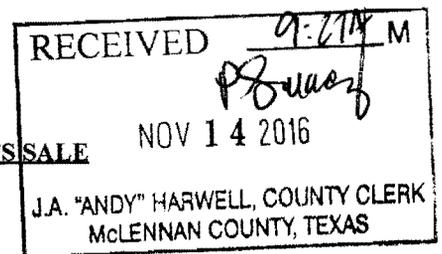
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 11/11/2016

  
By: Substitute Trustee(s)

Tim Lewis, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

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



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

**DEED OF TRUST INFORMATION:**

**Date:** 06/12/2003  
**Grantor(s):** ANN STEENO, AN UNMARRIED WOMAN  
**Original Mortgagee:** CHASE MANHATTAN MORTGAGE CORPORATION  
**Original Principal:** \$60,341.00  
**Recording Information:** Instrument 2003023689  
**Property County:** McLennan  
**Property:**

LOT 9, IN BLOCK 5 OF THE GRANTHAM-MEADOR ADDITION, TO THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 741, PAGE 579 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

**Reported Address:** 1307 W 6TH ST, MCGREGOR, TX 76657

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 2017  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:**

AT THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE in McLennan County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.

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

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

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

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

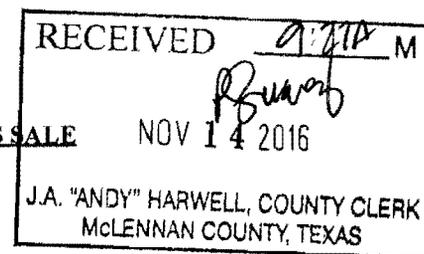
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 risk".

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



**DEED OF TRUST INFORMATION:**

**Date:** 01/26/2012  
**Grantor(s):** CHARLES EDWARD PACK AND HAZEL LYNN PACK, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$277,500.00  
**Recording Information:** Instrument 2012003017  
**Property County:** McLennan  
**Property:** LOTS 14 AND 15, IN BLOCK 4 OF THE PASSMORE ADDITION PART FIVE, TO THE VILLAGE OF WOODWAY, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 929, PAGE 213 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS.  
**Reported Address:** 325 BROOKWOOD DRIVE, WOODWAY, TX 76712

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** REVERSE MORTGAGE SOLUTIONS, INC.  
**Mortgage Servicer:** Reverse Mortgage Solutions, Inc.  
**Current Beneficiary:** REVERSE MORTGAGE SOLUTIONS, INC.  
**Mortgage Servicer Address:** 14405 Walters Road, Suite 200, Houston, TX 77014

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 2017  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE in McLennan County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

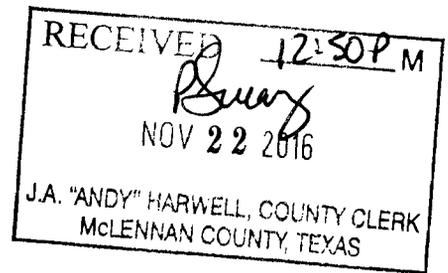
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior



## NOTICE OF TRUSTEE'S SALE

Date: November 21, 2016  
Trustee: John Malone  
Trustee's Street Address: 5400 Bosque Blvd., Ste. 650, Waco, Texas 76710  
Lender: Hines Group Texas, LLC

### Note

Date: June 17, 2015  
Borrower: Arthur Rhodes, Jr., a single man  
Payee: Hines Group Texas, LLC  
Principal Amount: \$465,000.00

### Deed of Trust

Date: June 17, 2015  
Grantor: Arthur Rhodes, Jr., a single man  
Trustee: Donald B. Lynn  
Original Beneficiary: Hines Group Texas, LLC  
Recording information: Instrument #2015018182 of the Official Public Records of McLennan County, Texas  
Property: See attached Exhibit A, and more commonly known as: 14540 Chapel Road, Lorena, McLennan County, Texas 76655

County: McLennan

Date of Sale (first Tuesday of month): January 3, 2017

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

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

---

JOHN MALONE  
SUBSTITUTE TRUSTEE (254) 772-3722

## EXHIBIT A

BEING ALL THAT TRACT OF LAND IN MCLENNAN COUNTY, TEXAS, OUT OF THE C.A. HAMBLIN SURVEY, ABSTRACT NO. 424, AND BEING PART OF THAT CALLED 21.640 ACRES OF LAND DESCRIBED IN A DEED TO AARON MCMILLAN AND WIFE KIMBERLY MCMILLAN, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2011012201 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND AT THE WEST CORNER OF SAID 21.640 ACRES, THE SOUTH CORNER OF THAT CALLED 15.16 ACRES OF LAND DESCRIBED IN A DEED TO JOHNNY COLE NEAL AND WIFE, BETTY R. NEAL, RECORDED IN VOLUME 279, PAGE 506 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND THE CENTER OF CHAPEL ROAD;

THENCE SOUTH 58 DEGREES 02 MINUTES 39 SECONDS WEST, 372.59 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID 21.640 ACRES, THE EAST CORNER OF

THAT CALLED LOT 1, BLOCK 1 OF THE CHAPEL ROAD ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2013011038 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND THE CENTER OF CHAPEL ROAD, A 1/2 INCH STEEL ROD FOUND BEARS NORTH 30 DEGREES 05 MINUTES 02 SECONDS WEST, 30.00 FEET FOR REFERENCE;

THENCE NORTH 30 DEGREES 05 MINUTES 02 SECONDS WEST, 458.06 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE NORTH CORNER OF SAID LOT 1;

THENCE SOUTH 59 DEGREES 54 MINUTES 58 SECONDS WEST, 242.37 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE WEST CORNER OF SAID LOT 1 AND THE SOUTHWEST LINE OF SAID 21.640 ACRES;

THENCE NORTH 31 DEGREES 29 MINUTES 16 SECONDS WEST, 207.13 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE INSIDE CORNER OF SAID 21.640 ACRES AND THE NORTH CORNER OF THAT CALLED 4.305 ACRES OF LAND DESCRIBED IN A DEED TO LINDA DIANNE MOORE, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2008021790 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS;

THENCE SOUTH 60 DEGREES 05 MINUTES 11 SECONDS WEST, 404.35 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE SOUTHWEST CORNER OF SAID 21.640 ACRES AND THE WEST CORNER OF SAID 4.305 ACRES;

THENCE NORTH 31 DEGREES 29 MINUTES 03 SECONDS WEST, 538.86 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE WEST CORNER OF SAID 21.640 ACRES AND THE NORTH CORNER OF THAT CALLED 29.92 ACRES OF LAND DESCRIBED IN A DEED TO JEFFREY A. BAUER AND WIFE, MARY E. BAUER, RECORDED IN VOLUME 90, PAGE 368 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS;

THENCE NORTH 60 DEGREES 05 MINUTES 11 SECONDS EAST, 706.07 FEET TO A 1/2 INCH STEEL ROD FOUND IN THE NORTHWEST LINE OF SAID 21.640 ACRES;

THENCE NORTH 60 DEGREES 04 MINUTES 06 SECONDS EAST, 285.82 FEET TO A 5/8 INCH STEEL ROD FOUND IN THE NORTHWEST LINE OF SAID 21.640 ACRES;

THENCE NORTH 56 DEGREES 51 MINUTES 37 SECONDS EAST, 15.61 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE NORTH CORNER OF SAID 21.640 ACRES AND THE WEST CORNER OF SAID 15.16 ACRES;

THENCE SOUTH 31 DEGREES 31 MINUTES 15 SECONDS EAST, 1191.21 FEET TO THE POINT OF BEGINNING.

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**

1/3/1986

**Original Beneficiary/Mortgagee:**

PIONEER SAVINGS ASSOCIATION

**Recorded in:**

**Volume:** 1289

**Page:** 545

**Instrument No:** 689

**Mortgage Servicer:**

M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**

RICHARD EUGENE POIRER, A SINGLE MAN

**Current Beneficiary/Mortgagee:**

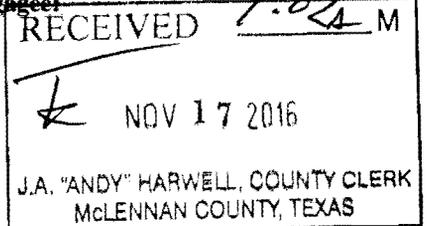
M&T Bank

**Property County:**

MCLENNAN

**Mortgage Servicer's Address:**

1 Fountain Plaza, Buffalo, NY 14203



**Legal Description:** BEING LOT FOURTEEN (14), IN BLOCK FOUR (4), OF THE MEADOWBROOK ADDITION, PART ONE (1), TO THE TOWN OF ROBINSON, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION DULY RECORDED IN VOL. 770, PAGE 154, OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS.

**Date of Sale:** 1/3/2017

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

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

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

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

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

4599467



TS No TX06000068-16-1

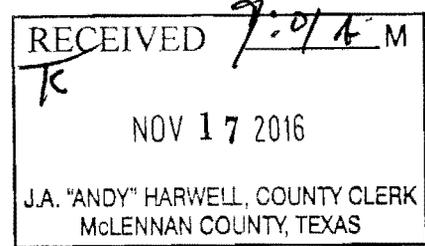
APN 16-039000-001102-0

TO No 160251582-TX-RWI

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300



TS No TX06000068-16-1

APN 16-039000-001102-0

TO No 160251582-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on April 5, 2013, JAMES R. REED; NOELIA F. REED, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROY C. JOHNSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for USF MORTGAGE, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$194,300.00, payable to the order of United Security Financial Corp as current Beneficiary, which Deed of Trust recorded on April 18, 2013 as Document No. 2013012381 in McLennan County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 16-039000-001102-0

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **United Security Financial Corp**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

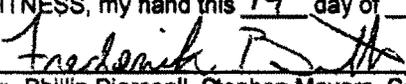
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, January 3, 2017 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in McLennan County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Top of the Outside Steps to the Second Floor in Front of the Courthouse, McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United Security Financial Corp's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and United Security Financial Corp's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 14 day of November 2016.

  
By: 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(s)

**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.**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

**EXHIBIT "A"**

BEING 10.00 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS POLK SURVEY, ABSTRACT NO. 703 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF THAT CALLED 134.576 ACRES OF LAND DESCRIBED IN A DEED TO LEWIS W. HINESLEY OF RECORD AS INSTRUMENT 2005043582 IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID 10.00 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS. BEGINNING AT A POINT IN LIBERTY HILL ROAD, THE WEST LINE OF THE SAID 134.576 ACRES, AT A POINT N 19 DEGREES 26 MINUTES 00 SECONDS E (RECORD N 19 DEGREES 23 MINUTES 56 SECONDS E) 1541.94 FEET FROM THE SOUTHWEST CORNER OF THE SAID 134.576 ACRES FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHERE A 1/2 INCH ROD WITH CAP PLACED FOR REFERENCED BEARS S 75 DEGREES 24 MINUTES 08 SECONDS E 25.00 FEET. THENCE N 19 DEGREES 38 MINUTES 00 SECONDS E 401.43 FEET CONTINUING ALONG THE SAID ROAD FROM T-7: COMMITMENT FOR TITLE INSURANCE PAGE 1 AND WEST LINE OF THE 134.576 ACRES TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. THENCE S 75 DEGREES 24 MINUTES 08 SECONDS E; AT 25.8 FEET PASSING A 6 INCH CEDAR POST, THE CALLED SOUTHWEST CORNER OF THE TROY WILLIAMS 16.56 ACRES OF LAND OUT OF THE 134.576 ACRES DESCRIBED IN DEED OF RECORD AS INSTRUMENT 2004031588 OF THE OFFICIAL PUBLIC RECORDS, AND CONTINUING ALONG THE SOUTH LINE OF THE 16.56 ACRES FOR A TOTAL DISTANCE OF 1071.81 FEET TO A 1/2 INCH IRON ROD WITH CAP PLACED FOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHERE A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE 16.56 ACRES BEARS S 75 DEGREES 24 MINUTES 08 SECONDS E 353.03 FEET. THENCE S 14 DEGREES 35 MINUTES 52 SECONDS W 400.00 FEET TO A 1/2 INCH IRON ROD PLACED FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE N 75 DEGREES 24 MINUTES 08 SECONDS W AT 1080.65 FEET PASSING A PLACED 1/2 INCH IRON ROD ON THE EAST LINE OF LIBERTY HILL ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1105.65 FEET TO THE POINT OF BEGINNING.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED 11:35 PM  
JH  
NOV 28 2016  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

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

Date: January 03, 2017

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

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

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

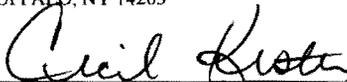
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 12, 2006 and recorded in Document CLERK'S FILE NO. 2006040025 real property records of MCLENNAN County, Texas, with MICHAEL W. WALTS AND STEPHANIE L. WALTS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL W. WALTS AND STEPHANIE L. WALTS, securing the payment of the indebtednesses in the original principal amount of \$172,225.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. M&T BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION  
1 FOUNTAIN PLAZA DEFAULT SERVICING, 6TH FLOOR  
BUFFALO, NY 14203



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

Substitute Trustee

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

Certificate of Posting

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

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



**EXHIBIT "A"**

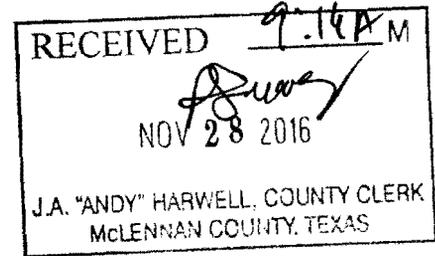
LOT FOUR (4), IN BLOCK ONE (1), OF THE STEVE PALMER ADDITION TO THE CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN CLERK'S FILE NO. 2004013751 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.



NOS0000006405260

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

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



TS#: 16-17602

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 5/31/2006, BOBBY D. KNIGHT, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of KELLY RULE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR SOUTHWEST FUNDING, L.P., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$90,402.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR SOUTHWEST FUNDING, L.P., which Deed of Trust is Recorded on 6/5/2006 as Volume 2006019969, Book , Page , in McLennan County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**BEING ALL OF THAT TRACT OF LAND IN McLENNAN COUNTY, TEXAS, OUT OF THE T.M. BLAKE SURVEY, ABSTRACT NUMBER 133, ALSO BEING A PART OF LOT 41 OF WESTRIDGE SECTION TWO, AN ADDITION TO McLENNAN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED UNDER VOLUME**

**1339, PAGE 879 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 4.33 ACRES OF LAND DESCRIBED IN A DEED TO MARK L. ALEXANDER AND WIFE, TAMMY L. ALEXANDER AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2001020281 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH STEEL ROD FOUND IN THE SOUTHEAST LINE OF THERESA DRIVE AT THE NORTH CORNER OF SAID 4.33 ACRES AND LOT 41 AT THE WEST CORNER OF LOT 40; THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, 367.91 FEET TO A 3/8 INCH STEEL ROD**

**FOUND IN THE EAST LINE OF LOT 41 AT THE EAST CORNER OF SAID 4.33 ACRES, THENCE SOUTH 53 DEGREES 59 MINUTES 36 SECONDS WEST, 580.37 FEET TO A 3/8 INCH STEEL ROD FOUND IN THE EAST LINE OF THERESA DRIVE AT THE SOUTH CORNER OF SAID 4.33 ACRES;**

**THENCE NORTHEASTERLY, 714.16 FEET ALONG A CURVE TO THE RIGHT IN THERESA DRIVE HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 59 MINUTES 48 SECONDS (LONG CHORD**

**BEARS NORTH 18 DEGREES 00 MINUTES 06 SECONDS EAST, 646.01 FEET) TO A 1/2 INCH STEEL ROD FOUND IN THE SOUTHEAST LINE OF THERESA DRIVE;**

**THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST, 110.00 FEET TO THE POINT OF BEGINNING CONTAINING 4.325 ACRES OF LAND.**



4600630

Commonly known as: **1845 THERESA LN, MOODY, TX 76557**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 1/3/2017 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **McLennan** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The top of the outside steps to the second floor in front of the Courthouse**

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

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

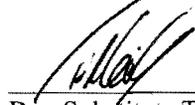
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS**

**NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR  
AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

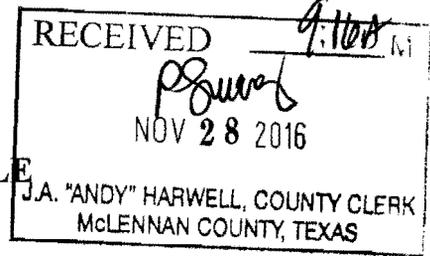
WITNESS, my hand this 11/22/2016

A handwritten signature in black ink, appearing to be "Tim Lewis", written over a horizontal line.

By: Substitute Trustee(s)

Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle  
Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

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



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Matter No.: 048554-TX

Date: November 21, 2016

County where Real Property is Located: McLennan

ORIGINAL MORTGAGOR: JOSEPH R. DAVY, CHRISTINE R. SNIDER

ORIGINAL MORTGAGEE: CENDANT MORTGAGE CORPORATION

CURRENT MORTGAGEE: PHH Mortgage Corporation

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 4/23/1999, RECORDING INFORMATION: Recorded on 5/4/1999, as Instrument No. 9914932, in Book 458, Page 247,

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT SEVEN (7) IN BLOCK ONE (1) OF THE TERRACE PARK ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 517, PAGE 58, OF THE MCLENNAN COUNTY DEED RECORDS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/7/2017**, the foreclosure sale will be conducted in **McLennan** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PHH Mortgage Corporation is acting as the Mortgage Servicer for PHH Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PHH Mortgage Corporation  
One Mortgage Way  
Mt Laurel NJ 08054

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



Matter No.: 048554-TX

**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.**



By: \_\_\_\_\_ Substitute Trustee  
TIM LEWIS OR DENISE BOERNER OR BRENDA WIGGS  
OR DONNA STOCKMAN OR DAVID STOCKMAN OR GUY  
WIGGS OR LORI MCCARTY OR JUANITA COX OR JIMMY  
CARROLL BREWER OR STEPHEN RAWLINGS OR  
DIASHA PERKINS OR JASON BREWER OR PAUL A.  
HOEFKER, ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

RECEIVED 9:13AM  
NOV 28 2016  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/25/2006

**Grantor(s)/Mortgagor(s):**  
MELISSA HADLEY, A SINGLE WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC., ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2006019725

**Property County:**  
MCLENNAN

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr., Salt Lake City, UT 84119

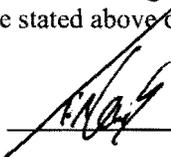
**Legal Description:** SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Date of Sale:** 1/3/2017                      **Earliest Time Sale Will Begin:** 10:00AM

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

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

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

  
\_\_\_\_\_  
Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner or Cole D. Patton or Denny Tedrow  
McCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

TX-16-26781-FC

EXHIBIT "A"

Field notes for .360 Acres (called .35 Acres) out of the J. Naler Survey in the Town of Moody, McLennan County, Texas being all of that certain tract conveyed to Weldon Morgan, Jr. by deed recorded in Volume 1826, Page 635 of the Deed Records of McLennan County, Texas and being more accurately described by the metes and bounds as follows;

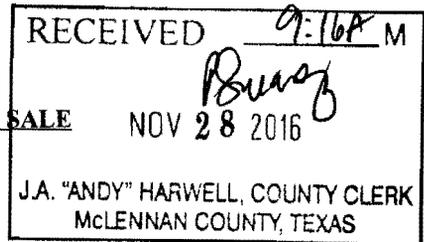
Beginning at a Set 3/8" Iron Pin in the west right of way line of Avenue G, (80.0' R. O. W.) being the northeast corner of this;

thence S 13°01'45" W (Called S 15°35'00" W), with the west right of way line of Avenue G, a distance of 100.00 feet to a Found 2" Fence Post being the northeast corner of a 0.55 Acre tract conveyed to Edward A. Thompson in Volume 1513, Page 230 of the Deed Records of McLennan County, Texas and being the southeast corner of this;

thence N 78°50'07" W, with a fence line, a distance of 162.43 feet (Called N 75°00'00" W, a distance of 165.00 feet), to a Found 2" Fence Post being in the east line of an abandoned road, said Fence Post being the southwest corner of this;

thence N 19°57'45" E, with a fence line and the east line of said abandoned road, a distance of 102.20 feet to a Found 2" Fence Post being in the south line of and abandoned road, said Fence Post being the northwest corner of this;

thence S 78°25'57" E, with the south line of said abandoned road and partially with a fence line, a distance of 150.05 feet (Called S 75°00'00" E, a distance of 140.00 feet) to the point of beginning containing the 0.36 Acres.



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

**DEED OF TRUST INFORMATION:**

**Date:** 11/04/2005  
**Grantor(s):** LAURA COLLINS, A SINGLE PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GMAC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$60,800.00  
**Recording Information:** Instrument 2005044032  
**Property County:** McLennan  
**Property:** UNIT 902, BUILDING 9, 1500 LAKESHORE CONDOMINIUMS, A CONDOMINIUM PROJECT IN MCLENNAN COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED UNDER CLERK'S FILE #2005024839 OF THE MCLENNAN COUNTY OFFICIAL PUBLIC RECORDS AND BEING SITUATED ON LOT 4, IN BLOCK 1 OF THE FINAL PLAT OF LOT 4, BLOCK 1 HILLSIDE VILLAGE ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1425, PAGE 748 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.  
**Reported Address:** 1500 LAKESHORE #902, 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:** Nationstar Mortgage LLC  
**Mortgage Servicer:** Nationstar Mortgage LLC  
**Current Beneficiary:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 2017  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE in McLennan County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

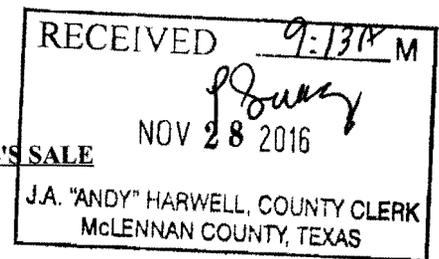
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that



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

**DEED OF TRUST INFORMATION:**

**Date:** 12/26/2012  
**Grantor(s):** PHILLIP JAY ESPARZA AND SPOUSE, NORA S. SWISHER-ESPARZA  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Original Principal:** \$117,826.00  
**Recording Information:** Instrument 2012041172  
**Property County:** McLennan  
**Property:**

LOT A4, BLOCK A, RESUBDIVISION OF OVERLOOK ADDITION, PART THREE, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 962, PAGE 469, DEED RECORDS, MCLENNAN COUNTY, TEXAS.

**Reported Address:** 4524 HARLAN AVENUE, WACO, TX 76710

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, 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 7th day of February, 2017  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:**

AT THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE in McLennan County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.

**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwierns, 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

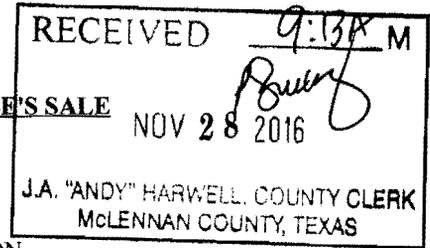
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwierns, Kristopher 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 Zwierns, 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 own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired

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



**DEED OF TRUST INFORMATION:**

**Date:** 05/24/2013  
**Grantor(s):** KEITH E. JONES AND SPOUSE, VALINDA L. JOHNSON  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Original Principal:** \$220,600.00  
**Recording Information:** Instrument 2013018439  
**Property County:** McLennan  
**Property:**

LOT 7, IN BLOCK 8 OF THE WHISPERING MEADOWS ADDITION, PART I, TO THE CITY OF HEWITT, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1631, PAGE 578, OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS.

**Reported Address:** 125 WHISPERING MEADOWS DRIVE, HEWITT, TX 76643

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 2017  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE in McLennan County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.

**Substitute Trustee(s):** Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

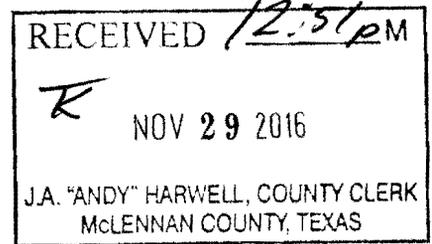
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

NOTICE OF TRUSTEE'S SALE



Date: November 21, 2016

Trustee: John Malone

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

Lender: Members Choice of Central Texas Federal Credit Union

Note

Date: August 26, 2013

Borrower: Carol Ann Mays

Payee: Members Choice of Central Texas Federal Credit Union

Principal Amount: \$71,500.00

Deed of Trust

Date: August 26, 2013

Grantor: Carol Ann Mays

Trustee: John Malone

Original Beneficiary: Members Choice of Central Texas Federal Credit Union

Recording information: Instrument #2013031152 in the Official Public Records of McLennan County, Texas

Property: See attached Exhibit A, and more commonly known as: 1307 E. McLennan Ave., Mart, Texas 76664

County: McLennan

Date of Sale (first Tuesday of month): January 3, 2017

Time of Sale: 1:00 p.m. or within three hours thereof

Place of Sale: At the top of the outside steps to the Second Floor 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  
TRUSTEE  
(254) 772-3722

EXHIBIT "A"

**LEGAL DESCRIPTION**

Legal description of the land:

FIELD NOTES FOR 0.494 ACRES OF LAND BEING LOT 10A AND ALL OF LOTS ELEVEN AND TWELVE OF THE WATSON ADDITION TO THE TOWN OF MART, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 251, PAGE 388 OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 3/8 INCH IRON PIN S. 60 DEG. 28 MIN. 11 SEC. W. A DISTANCE OF 100 FEET FROM THE INTERSECTION OF BOOTH STREET AND MCLENNAN STREET FOLLOWING THE NORTH R.O.W. LINE OF MCLENNAN STREET TO A SET 3/8 INCH IRON BEING THE SOUTHEAST CORNER OF SAID 0.494 ACRE TRACT OF THIS;

THENCE S. 60 DEG. 28 MIN. 11 SEC. W. A DISTANCE OF 125.0 FEET TO A SET 3/8 INCH IRON PIN BEING THE SOUTHWEST CORNER OF THIS.;

THENCE N. 29 DEG. 31 MIN. 49 SEC. W. A DISTANCE OF 167.6 FEET TO A FOUND AXLE IRON ROD BEING THE NORTHWEST CORNER OF THIS;

THENCE N. 60 DEG. 22 MIN. 41 SEC. E. A DISTANCE OF 125.0 FEET TO A SET 3/8 INCH IRON PIN BEING THE NORTHEAST CORNER OF THIS;

THENCE S. 29 DEG. 31 MIN. 41 SEC. E. A DISTANCE OF 167.8 FEET TO POINT OF BEGINNING CONTAINING 0.494 ACRES OF LAND, BEING THE SAME TRACT OF LAND CONVEYED TO JOSEPH KNEIFL BY ADMINISTRATOR'S DEED RECORDED UNDER CLERK'S FILE NO. 2005045392, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.