

Notice of Foreclosure Sale

January 4, 2017

Deed of Trust and Security Agreement ("Deed of Trust"):

Dated: August 30, 2012

Grantor: Oates & Cowan Investments, LLC

Trustee: Glen Thurman

Lender: First National Bank of Moody

Recorded in: Clerk's File Number 2012027359 of the Official Public Records of McLennan County, Texas

Legal Description: Being Lot Two (2) in Block "A" of the L. R. Dunwoody Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 954, Page 355, of the McLennan County Deed Records, together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

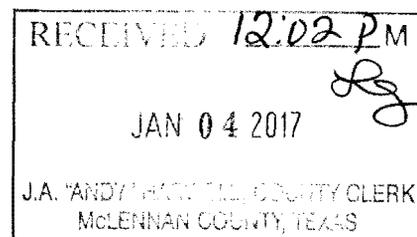
All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.



Secures: Adjustable Rate Note ("Note") in the original principal amount of \$262,360.00, executed by Oates & Cowan Investments, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 7, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M.

Place: 501 Washington Ave., on the Courthouse steps

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First National Bank of Moody's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First National Bank of Moody, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First National Bank of Moody's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First National Bank of Moody's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If First National Bank of Moody passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First National Bank of Moody. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

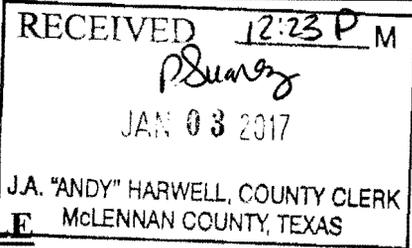
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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



Chris Harris
801 Washington Ave.
Suite 600
Waco, TX 76701
Telephone (254) 757-3430
Telecopier (254) 757-3431



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON FEBRUARY 7, 2017

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.

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

BEING LOT 35, BLOCK 5 OF THE CRESTVIEW ADDITION, PART 3 TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 686 PAGE 520 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS.

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

Date: February 7, 2017

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 4:00 p.m.

Place: The sale will be held at the top of the outside steps to the second floor in front of the McLennan County Courthouse – 501 Washington Ave., Waco, TX 76701, or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

The deed of trust/contract for foreclosure of tax lien 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing 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.

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

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust/contract for foreclosure of tax lien executed by Joe Allen Meadors, Trustee of the Calvin L. Meadors Revocable Living Trust. The deed of trust/contract for foreclosure of tax lien is dated February 15, 2013 and recorded as Document No. 2013006578 in the Official Public Records of McLennan County, Texas, which modified and supplemented that one previous deed of trust dated March 24, 2011 and recorded as Document No. 2011009440 in the Official Public Records of McLennan County, Texas.

5. Obligations Secured. The deed of trust/contract for foreclosure of tax lien(s) 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 \$10,514.65 executed by Joe Allen Meadors, Trustee of the Calvin L. Meadors Revocable Living Trust and payable to the order of PROPERTY TAX FIX, LLC (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Calvin L. Meadors Revocable Living

Trust to PROPERTY TAX FIX, LLC. Propel Financial Services, LLC, as Agent and Attorney in Fact for Propel Funding National 1, LLC; 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, successor in interest to PROPERTY TAX FIX, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Propel Financial Services, LLC, as mortgage servicer, is representing the mortgagee, Propel Funding National 1, LLC under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to counsel for the beneficiary:
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604;
bbellamy@ssjmlaw.com

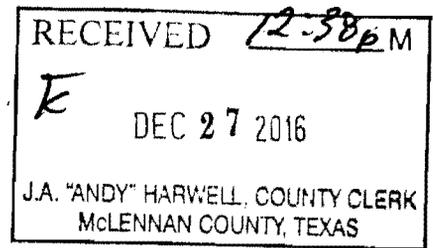
6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy and/or Preston Tom, either to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: December 30, 2016



Brian S. Bellamy
SAVRICK, SCHUMANN, JOHNSON, MCGARR,
KAMINSKI & SHIRLEY, L.L.P.
State Bar No. 24045476
The Overlook at Gaines Ranch
4330 Gaines Ranch Loop, Suite 150
Austin, Texas 78735
(512) 347-1604
(512) 347-1676 – Fax
bbellamy@ssjmlaw.com

ATTORNEYS FOR PROPEL



NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot Ten (10) in Block Three (3) of The Trails of Oakridge Addition, Phase One (1) to the City of Waco, McLennan County, Texas, as per amended plat of said addition recorded under Clerk's File Number 2008024660, Official Public Records of McLennan County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2015032258, 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: February 7, 2017

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.

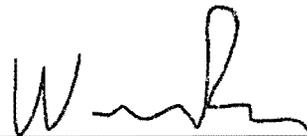
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jeffrey Paul Valentine and wife, Cynthia Valentine.

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 \$190,949.00, executed by Jeffrey Paul Valentine and wife, Cynthia Valentine, and payable to the order of Woody Butler Homes, Inc., a Texas corporation, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

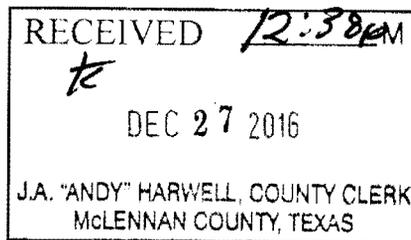
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Woody Butler Homes, Inc., a Texas corporation.

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

Dated December 27, 2016.



WALT FAIR, Trustee



NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot Twelve (12) in Block Seven (7) of the Comanche Creek, Phase IV, a subdivision to the City of Lacy Lakeview, McLennan County, Texas, as per plat recorded under Clerk's File Number 2005018985, Official Public Records, McLennan County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2010006359, 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: February 7, 2017

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.

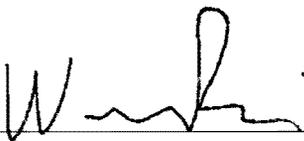
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Raphael Walker and wife, Angela Walker.

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 notes in the original principal amounts of \$119,500.00 and \$9,000.00, executed by Raphael Walker and wife, Angela Walker, and payable to the order of Woody Butler Homes Inc., a Texas corporation, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

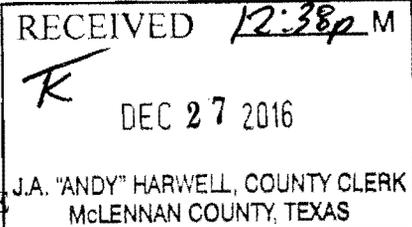
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Woody Butler Homes Inc., a Texas corporation.

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

Dated December 27, 2016.



WALT FAIR, Trustee



NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot B8 in Block CC of the West End Addition to the City of Waco, McLennan County, Texas, and being more particularly described by metes and bounds as follows:

Beginning 115 feet Northwest from the intersection of Sanger Avenue and 26th Street;

Thence North 45 feet West along the East line of 26th Street 50 feet to the South line of an alley running through Block CC of the West End Addition to the City of Waco, for the Northwest corner of this tract;

Thence North 45 East along the South line of said alley 50 feet;

Thence South 45 East along the line of Lot Number 8; 50 feet to a point 115 feet from the North line of Sanger Avenue;

Thence South 45 West, across Lot 8, 50 feet to the West line of Lot Number 9, in said Block CC of the West End Addition, the land herein described being a part of Lot 8, together with all improvements on said property conveyed to Norman J. Hoppenstein and wife, Marcia A. Hoppenstein in a Warranty Deed from Larry Joe Cantwell, Jr. and wife, Tammy Lynn Cantwell dated August 12, 1982, recorded in Volume 1415, Page 841 of the Deed Records of McLennan County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2010030082, 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: February 7, 2017

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 Raul Alvarado, Jr..

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 \$41,400.00, executed by Raul Alvarado, Jr., and payable to the order of Alliance Bank Central Texas, 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, Alliance Bank Central Texas.

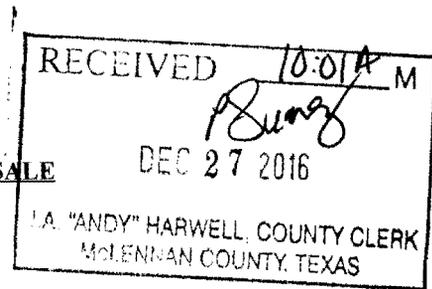
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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 December 27, 2016.



Walt Fair, Substitute Trustee
Attorney for Alliance Bank Central Texas
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/20/2010
Grantor(s): JUANITA R. MIRAMONTEZ, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NEXBANK, SSB, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$83,460.00
Recording Information: Instrument 2010002231
Property County: McLennan
Property: BEING LOT THIRTY (30) IN BLOCK FOUR (4) OF THE MEADOWBROOK ADDITION, PART TWO (2) TO THE CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 798, PAGE 374 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.
Reported Address: 125 MEADOWBROOK STREET, ROBINSON, TX 76706

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 Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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

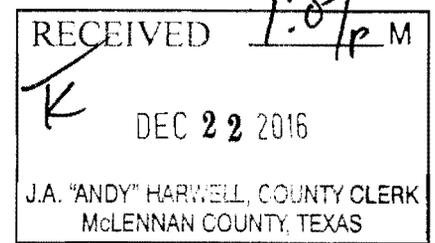
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 stated in the Deed of Trust.



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 1.50 ACRES OUT OF THE B. L. CLEMENTS SURVEY, AND A PART OF THE CREPE MYRTLE ADDITION TO THE ORIGINAL TOWN OF MOODY, McLENNAN COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF DULY FILED OF RECORD IN VOLUME 517, PAGE 25 OF THE RECORDS OF DEEDS OF McLENNAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED:

BEGINNING AT THE S. E. CORNER OF THAT CERTAIN LOT CONVEYED BY LOGAN HATTER, ET UX, TO W.A. MARSHALL, SAME BEING THE S. E. CORNER OF LOT 37 OF SAID CREPE MYRTLE ADDITION;

THENCE SOUTHWARD ALONG THE WEST LINE OF HIGHWAY #317 THE EAST LINE OF THE CREPE MYRTLE ADDITION, A DISTANCE OF 417 FEET TO THE S. E. CORNER OF LOT 23 IN THE CREPE MYRTLE ADDITION;

THENCE IN A WESTERLY DIRECTION A DISTANCE OF 260 FEET ALONG THE SOUTH LINE OF LOTS 23 AND 35 OF SAID CREPE MYRTLE ADDITION TO THE S. W. CORNER OF LOT 35;

THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 258.5 FEET TO THE N. W. CORNER OF LOT 36 OF SAID CREPE MYRTLE ADDITION;

THENCE IN AN EASTERLY DIRECTION A DISTANCE OF 258.1 FEET ALONG THE NORTH LINE OF LOTS 36 AND 22 OF SAID CREPE MYRTLE ADDITION TO THE N. E. CORNER OF SAID LOT 22;

THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 255.5 FEET ALONG THE EAST LINE OF SAID CREPE MYRTLE ADDITION, THE WEST LINE OF SAID STATE HIGHWAY #317 TO THE PLACE OF BEGINNING;

BEING THE SAME TRACT OF LAND CONVEYED TO LOGAN HATTER, ET UX TO W. M. HERRING BY WARRANTY DEED RECORDED IN VOLUME 537, PAGE 347 OF THE RECORDS OF McLENNAN COUNTY, TEXAS, TO WHICH INSTRUMENT AND THE RECORDING THEREOF, REFERENCE IS HEREIN MADE FOR ALL PURPOSES.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2015018855, 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: February 7, 2017
- 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 refiling 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 Raymundo Valdez.

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 \$38,000.00, executed by Raymundo Valdez, and payable to the order of John H. Griffis, Jr., who 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, John H. Griffis, Jr.

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.

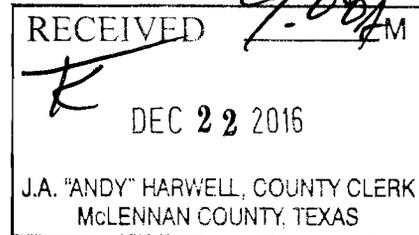
Dated December 22, 2016.



WALT FAIR, Trustee
Attorney for John H. Griffis, Jr.
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432

[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#: 16-17753

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/6/2001, JOE GOMEZ, AN UNMARRIED MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GREGORY L. GREGG, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$49,129.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., which Deed of Trust is Recorded on 4/9/2001 as Volume 2001010663, Book , Page , Mortgage rerecorded 9/26/01 as Instrument No. 2001030805, Loan Modifications recorded on 12/27/10 as Instrument No. 2010039703, 10/04/11 as Instrument No. 2011030916, 4/30/13 as Instrument No. 2013013579, 6/15/15 as Instrument No. 2015017787 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 TEN (10) IN BLOCK SEVEN (7) OF THE RESUBDIVISION OF LOTS 1 THRU 14, BLOCK 7, SWEETBRIAR GARDENS ADDITION, PART TWO (2) TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 676, PAGE 293 OF THE DEED RECORDS OF McLENNAN COUNTY.

Commonly known as: **3716 TRICE AVENUE, WACO, TX 76707**

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, 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



4603449

acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to 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, 2/7/2017 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 McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701**

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

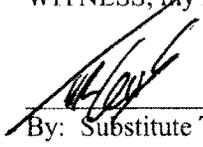
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 12/21/2016


By: 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, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna

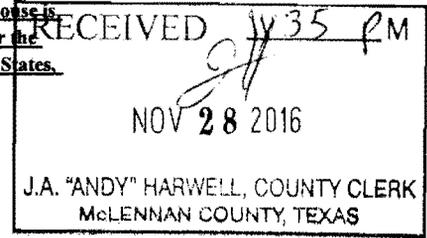
Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer,
Stephen Rawlings, Diasha Perkins, Jason Brewer

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

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: February 07, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 16, 2009 and recorded in Document CLERK'S FILE NO. 2009009098 AS AFFECTED BY LOAN MODIFICATION CLERK'S FILE NO. 2013036215 real property records of McLENNAN County, Texas, with DAVID FORD AND VANESSA FORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID FORD AND VANESSA FORD, securing the payment of the indebtednesses in the original principal amount of \$110,432.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING A 0.37 ACRE TRACT OF LAND, MORE OR LESS, LYING AND BEING SITUATED IN THE M. RABAJO ELEVEN LEAGUE GRANT, MCLENNAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 0.37 ACRE IN THE DEED TO CHARLES L. GRIER AND WIFE, MELISSA K. GRIER RECORDED IN VOLUME 378, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON ROD FOUND MARKING THE WEST CORNER OF THE BEFOREMENTIONED 0.37 ACRE TRACT, SAID IRON ROD BEING IN THE CENTER OF MARTIN DRIVE, A 50 FOOT WIDE INGRESS-EGRESS EASEMENT RECORDED IN VOLUME 1412, PAGE 771 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS;

THENCE N 58 DEG. 23' 13" E, ALONG THE NORTHWEST LINE OF THE BEFOREMENTIONED 0.37 ACRE TRACT, SAME BEING THE BEFOREMENTIONED CENTER OF MARTIN DRIVE, FOR A DISTANCE OF 123.18 FEET (DEED CALLS THE SAME) TO AN IRON ROD FOUND FOR CORNER MARKING THE NORTH CORNER OF THE SAID 0.37 ACRE TRACT;

THENCE S 32 DEG. 23' 54" E, ALONG THE NORTHEAST LINE OF THE BEFOREMENTIONED 0.37 ACRE TRACT, AT A DISTANCE OF 25.19 FEET PASS AN IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE BEFOREMENTIONED MARTIN DRIVE, CONTINUE FOR A TOTAL DISTANCE OF 123.18 FEET (DEED CALLS THE SAME) TO AN IRON ROD FOUND FOR CORNER MARKING THE EAST CORNER OF THE SAID 0.37 ACRE TRACT;

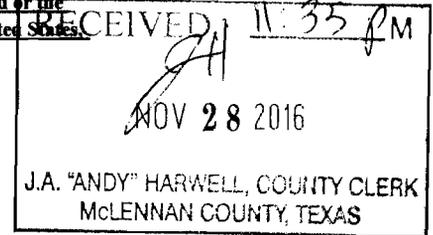
THENCE S 58 DEG. 56' 00" W (BASE BEARING) ALONG THE SOUTHEAST LINE OF THE BEFOREMENTIONED 0.37 ACRE TRACT FOR A DISTANCE OF 135.07 FEET (DEED CALLS THE SAME) TO AN IRON ROD FOUND FOR CORNER MARKING THE SOUTH CORNER OF THE SAID 0.37 ACRE TRACT;

THENCE N 30 DEG 25' 08" W ALONG THE SOUTHWEST LINE OF THE BEFOREMENTIONED 0.37 ACRE TRACT, AT A DISTANCE OF 96.91 FEET PASS AN IRON ROD SET IN THE BEFOREMENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF MARTIN DRIVE, CONTINUE FOR A TOTAL DISTANCE OF 121.91 FEET (DEED CALLS THE SAME) TO THE PLACE OF BEGINNING, CONTAINING 0.37 ACRE OF LAND, MORE OR LESS.



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: February 07, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 18, 1999 and recorded in Document VOLUME 436, PAGE 211 real property records of MCLENNAN County, Texas, with JOHN F. ZUKAITIS, grantor(s) and NORTH AMERICAN MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN F. ZUKAITIS, securing the payment of the indebtednesses in the original principal amount of \$79,243.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

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

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING LOT 16 IN BLOCK 10 OF THE WESTERN HILLS ESTATES PART 2 TO THE CITY OF WACO MCLENNAN COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 881, PAGE 625 OF THE MCLENNAN COUNTY DEED RECORDS.



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

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

Date: February 07, 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 June 13, 2008 and recorded in Document CLERK'S FILE NO. 2008019581 real property records of MCLENNAN County, Texas, with LASHEKA DAY AND JUSTIN DAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC "MERS" AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LASHEKA DAY AND JUSTIN DAY, securing the payment of the indebtednesses in the original principal amount of \$145,231.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

Cecil Kester

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

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

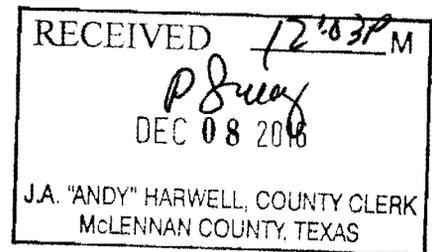


EXHIBIT "A"

LOT 26 BLOCK 7 OF THE FINA PLAT OF SENDERO SPRINGS PHASE TWO TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED UNDER CLERK'S FILE NO. 2007027313. PAGE OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS



NOS0000005432836



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

Recording Information: Document No. 2013007344

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

Date of Sale: February 7, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR DENISE BOERNER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

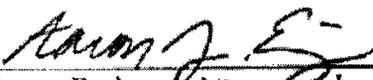
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

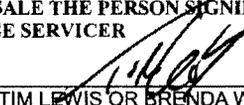
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member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

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



Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-007733



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

EXHIBIT A

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

THENCE in a Southeasterly direction along the West line of said Railroad Right-of-Way around a curve to the left, radius 5780 feet, a distance of 475.2 feet to the end of said curve;

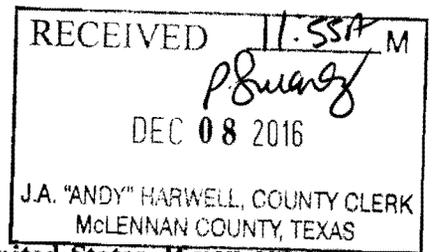
THENCE continuing along the West line of said Railroad Right-of-Way and the East line of said 62.9 acre tract, S23°28'E 394.3 feet to an iron stake for the Southeast corner of this;

THENCE 877°W 298.1 feet to an iron stake in the West line of the said 62.9 acre tract and the East line of F.M. Road No. #56;

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

THENCE N60°35'E 126.3 feet along the North line of said 62.9 acre tract, a fence line, to the place of beginning;

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



Notice of [Substitute] Trustee 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: 02/07/2017

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

Place: McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701 - The Top of the Outside Steps to the Second Floor in Front of the Courthouse OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 110 W Foster Dr, Robinson, TX 76706-5616

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/29/2011 and recorded 09/30/2011 in Document 2011030656, Book --- Page ---, real property records of McLennan County Texas, with Donald R. Stockton, An Unmarried Man, grantor(s), and Cornerstone Mortgage Company, as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Donald R. Stockton, An Unmarried Man, securing the payment of the indebtedness in the original principal amount of **\$82,820.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

Being a 0.49 acre tract or parcel of land lying and being situated in Block 12 of the original Town of Robinsonville, McLennan County, Texas, as per plat recorded in Volume "T", Page 115 of the Deed Records of McLennan County, Texas, and being the same tract of land, described as Tract 1 and Tract 2 in the deed to Steve Ash and Melynda Ash recorded in Volume 1756 page 430 of the Deed Records of McLennan County, Texas, and being more particularly described as follows:

Beginning at the iron rod set at the west corner of the beforementioned Tract 1, same being the intersection of the northeast right-of-way line of Strauss Street with the southeast right-of-way line of W. Foster Drive;

Thence N 62° 00' 00" E along the northwest line of the beforementioned Tracts 1 and 2 and the beforementioned southeast right-of-way line of W. Foster Drive for a distance of 200.00 feet to an iron rod found for corner marking the north corner of the said Tract 2 (Record is the same);

Thence S 28° 00' 00" E along the northeast line of the beforementioned Tract 2 for a distance of 107.70 feet to an iron rod found for corner marking the east corner of said Tract 2 (Records is the same);

Thence S 62° 00' 00" W along the southeast lines of the beforementioned Tract 2 and 1 for a distance of 200.00 feet to an iron rod found for corner marking the south corner of the said Tract 1 in the beforementioned northeast right-of-way line of Strauss Street; (records is the same):

Thence N 28° 00' 00" W along the southwest line of the beforementioned Tract 1 and the beforementioned northeast right-of-way line of Strauss Street, for a distance of 107.70 feet to the place of beginning containing 0.49 acres of land more or less, (Records is the same).

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

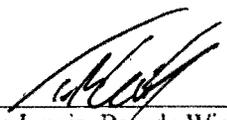
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: November 29, 2016



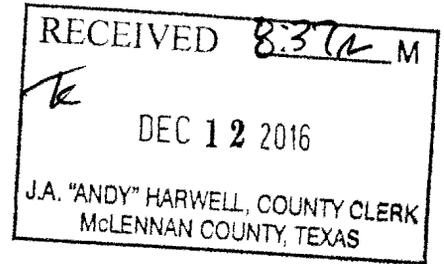
Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns, II, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MCLENNAN County
Deed of Trust Dated: May 26, 2006
Amount: \$63,950.00
Grantor(s): AGUSTIN ESCOBEDO and SANDRA M. ESCOBEDO

Original Mortgagee: Extraco Mortgage
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 2006019321

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF.

Date of Sale: February 7, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

PHILLIP PIERCEALL OR STEPHEN MAYERS, COLETTE MAYERS, AARON PARKER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, JOHN PERSON, ROBERT AGUILAR, WES WHEAT, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, JACK BURNS II, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR DENISE BOERNER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

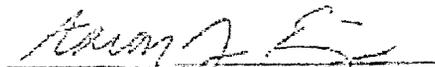
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-017294


PHILLIP PIERCEALL OR STEPHEN MAYERS, COLETTE MAYERS, AARON PARKER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, JOHN PERSON, ROBERT AGUILAR, WES WHEAT, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, JACK BURNS II, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR DENISE BOERNER
c/o AUCTION.COM, LLC
1 Nauchly
Irvine, California 92618

EXHIBIT 'A'

File No.: 810367-WA05 (CDG)
Property: 3203 Harrison Avenue, Waco, TX 76705

BEING A 0.262 ACRE TRACT OF LAND, AND BEING A PART OF LOT 1, LOT 2, AND LOT 3, IN BLOCK 2 OF THE J. L. MONROE'S ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. PLAT OF SAID ADDITION RECORDED IN VOLUME 251, PAGE 274 OF THE MCLENNAN COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF A STREET NAMED HARRISON AVENUE, SAME BEING IN THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 N 59 DEG 30 MIN 00 SEC E 50.00' FROM ITS NORTHWEST CORNER FOR THE NORTHWEST CORNER OF THIS;

THENCE N 59 DEG 30 MIN 00 SEC E (BASE BEARING) 76.50' ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID HARRISON AVENUE TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THIS;

THENCE S 29 DEG 49 MIN 00 SEC E 149.00' ACROSS SAID LOT 1, LOT 2, AND LOT 3 AND PART WAY WITH A CHAIN LINK FENCE LINE TO A METAL CHAIN LINK FENCE POST FOUND FOR THE SOUTHEAST CORNER OF THIS, SAME POINT BEING IN THE SOUTH LINE OF SAID LOT 3 AND S 60 DEG 14 MIN 57 SEC W 50.00' FROM THE SOUTHEAST CORNER OF SAID LOT 3 AND IN THE NORTH LINE OF LOT 4 OF SAID BLOCK 2;

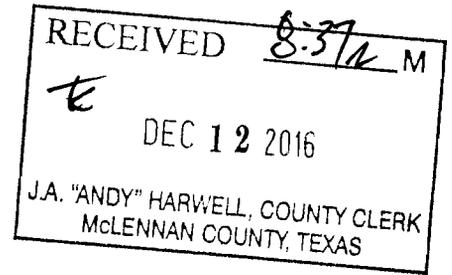
THENCE S 60 DEG 14 MIN 57 SEC W 77.00' ALONG THE SOUTH LINE OF SAID LOT 3 AND NORTH LINE OF SAID LOT 4 TO A METAL CHAIN LINK FENCE POST FOUND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 29 DEG 37 MIN 16 SEC W 148.00' ACROSS SAID LOT 3, LOT 2, AND LOT 1 PART WAY WITH A CHAIN LINK FENCE TO THE POINT OF BEGINNING.

A.P.N. 28-033000-001000-4

SELECT PORTFOLIO SERVICING, INC. (SPS)
DAVILA, ANNIE & RAMIRO
4813 YORKTOWN STREET, BELLMEAD, TX 76705

CONVENTIONAL
Firm File Number: 13-012736



NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 13, 2006, RAMIRO DAVILA AND ANNIE A. DAVILA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of McLENNAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006014943, to which reference is herein made for all purposes.

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

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

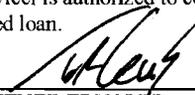
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 7, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of McLennan county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT SIX (6) IN BLOCK SEVEN (7) OF THE COLONIAL ESTATES, SECTION 3, A SUBDIVISION IN THE CITY OF BELLMEAD, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 668, PAGE 872, OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS.

Property Address: 4813 YORKTOWN STREET
BELLMEAD, TX 76705
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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



SUBSTITUTE TRUSTEE
Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman,
David Stockman, Russell Stockman, Lori McCarty, Denise
Boerner
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

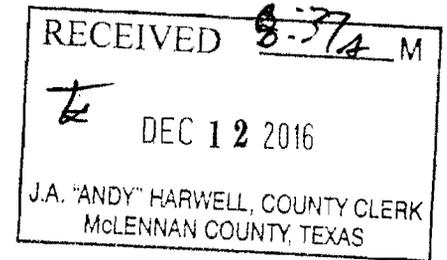
NOTARY PUBLIC in and for _____ COUNTY,
My commission expires: _____

Type or Print Name of Notary

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
BENNETT, CORA
108 HASSIE LANE, WACO, TX 76705

CONVENTIONAL
Firm File Number: 13-012996



NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 31, 2005, CORA H. BENNETT, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RESMAE MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of MCLENNAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2005021537, to which reference is herein made for all purposes.

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

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

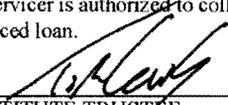
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **February 7, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **McLennan** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

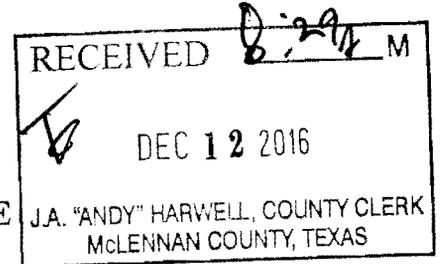
BEING LOT FIVE (5) IN BLOCK ONE (1) OF THE MARIE ADDITION, A SUBDIVISION IN LACY LAKEVIEW, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 747, PAGE 867, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Property Address: 108 HASSIE LANE
WACO, TX 76705
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-HE10, ASSET-BACKED CERTIFICATES SERIES 2005-HE10
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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


SUBSTITUTE TRUSTEE
Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman,
David Stockman, Russell Stockman, Lori McCarty, Denise
Boerner
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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



NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING LOT THREE (3) IN BLOCK ONE (1) OF THE AMENDED FINAL PLAT OF TRAILS OAKRIDGE ADDITION, PHASE ONE (1) TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED UNDER CLERK'S FILE NUMBER 2008024660 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/27/2012 and recorded in Document 2012020659 real property records of McLennan County, Texas.

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

Date: 02/07/2017

Time: 10:00 AM

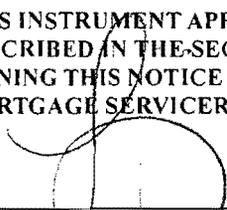
Place: McLennan County Courthouse, Texas at the following location: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by ETHEL REA TIMMS AND MARION TIMMS JR, provides that it secures the payment of the indebtedness in the original principal amount of \$210,775.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FREEDOM MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and FREEDOM MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is FREEDOM MORTGAGE CORPORATION c/o FREEDOM MORTGAGE, 10500 Kincaid Dr, Ste 300, Fishers, IN 46037 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

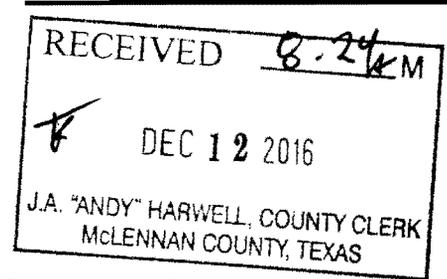
6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, GUY WIGGS, MICHELLE SCHWARTZ, DONNA STOCKMAN, DAVID STOCKMAN, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, MICHAEL W. ZIENTZ OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, GUY WIGGS, MICHELLE SCHWARTZ, DONNA STOCKMAN, DAVID STOCKMAN, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, MICHAEL W. ZIENTZ OR CARL NIENDORFF
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Our File Number: 16-01792
Name: MICHAEL MONROE, SR., A SINGLE PERSON



NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 13, 2006, MICHAEL MONROE, SR., A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to DAVID W. MANN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2006013309, in the DEED OF TRUST OR REAL PROPERTY records of **MCLENNAN COUNTY, TEXAS**; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 7, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **MCLENNAN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 3, BLOCK 6 OF THE RESERVE @ LAKELAND MEADOWS ADDITION PHASE THREE, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER 2005001155 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Property Address: 10617 AQUILLA TRAIL
WACO, TX 76708
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

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

ACTIVE MILITARY SERVICE NOTICE

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

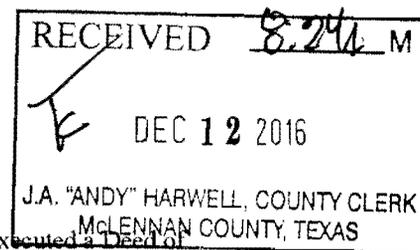
WITNESS MY HAND this 12th day of December, 2016.



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

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

Our File Number: 16-16063
Name: JULIE D MITCHELL, A SINGLE WOMAN



NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 25, 2012, JULIE D. MITCHELL, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS A NOMINEE FOR AFFILIATED BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2012023131, in the DEED OF TRUST OR REAL PROPERTY records of MCLENNAN COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 3, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **MCLENNAN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 27, BLOCK 2 OF THE SENDERO SPRINGS ADDITION, PHASE FOUR TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED UNDER CLERK'S FILE NUMBER 2011007715 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Property Address: 6601 BURLING STREET
WACO, TX 76712
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION
Noteholder: U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 12th day of December, 2016.



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

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Dallas, Texas 75254
(972) 331-2300