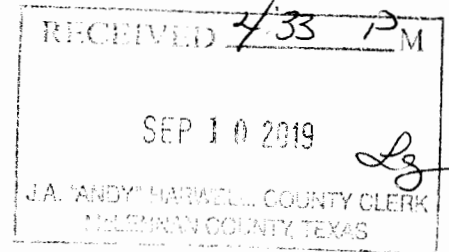


**Notice of Substitute Trustee's Sale**

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

**Date:** September 10, 2019  
**Trustee:** Donald B. Lynn  
**Substitute Trustee:** Andy L. Pattillo  
**Lender:** Briar Patch Realty, LLC / Fidelity Bank of Texas  
**Borrower:** Shawn Hanlon, a single man  
**Note:** \$49,500.00



**Deed of Trust**

**Date:** June 29, 2015  
**Grantor:** Shawn Hanlon, a single man  
**Lender:** Briar Patch Realty, LLC  
**Collateral Transferee:** Fidelity Bank of Texas  
**Recording information:** Filed and Recorded July 2, 2015, Clerk's File No. 2015020036, Official Public Records of McLennan County, Texas.  
  
Transfer of Lien Filed and Recorded July 2, 2015, Clerk's File No. 2015020037, Official Public Records of McLennan County, Texas.

**Property:**

Being Lot 19 in Block C of the G.B. Gurley Addition, to the City of Waco, McLennan County, Texas, according to the plat recorded in Volume 43, Page 338 of the Deed Records of McLennan County, Texas, Save and Except that portion of said lot described in the deed to John Quincy Daniels and wife, Zilphia Daniels, dated September 2, 1947 and recorded in Volume 764, Page 330 of the Deed Records of McLennan County, Texas.

**County:** McLennan

**Date of Sale** (first Tuesday of month): October 1, 2019.

**Time of Sale:** 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 of Sale:** McLennan County Court House, 5<sup>th</sup> and Washington, Waco, Texas, at the top of the outside steps to the second floor in front of the courthouse on Washington Avenue, at the designated area as designated by the Commissioners Court of McLennan County, Texas.

Lender reserves the right 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.

### RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as that Substitute Trustee, or any other substitute trustee as set forth above or as Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of September 10, 2019.



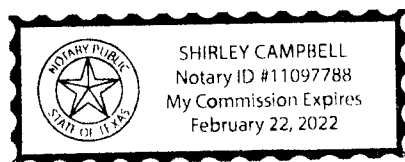
\_\_\_\_\_  
**Andy L. Patillo, Substitute Trustee**

THE STATE OF TEXAS           §

COUNTY OF MCLENNAN       §

The foregoing instrument was acknowledged before me by Andy L. Patillo, in his capacity as Substitute Trustee, on September 10, 2019.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



**NOTICE OF TRUSTEE'S SALE**

RECEIVED 3:41P M  
An  
SEP 10 2019  
J.A. "ANDY" HARWELL, COUNTY CLERK  
McLENNAN COUNTY, TEXAS

Date: September 10, 2019  
Trustee: John Malone  
Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710  
Mortgagee: 3 Balu Enterprises, Inc.  
Note:

Date: December 1, 2015  
Principal Amount: \$94,152.71  
Borrower: James F. Reid  
Mortgagee: 3 Balu Enterprises, Inc.

**Deed of Trust:**

Date: December 1, 2015  
Grantor: James F. Reid  
Mortgagee: 3 Balu Enterprises, Inc.  
Recording Information: Instrument #2015038618 of the Official Public Records in McLennan County, Texas  
Property: Approximately 1.305 acres located in McLennan County, Texas comprised of a 1.341 acre tract of land more particularly described by metes and bound in Exhibit A attached hereto, less and except a 0.036 acre tract more particularly described as Exhibit B attached hereto, and more commonly known as: 16870 S. IH 35, Bruceville, Texas 76630

County: McLennan

Date of Sale: **October 1, 2019**

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

Place of Sale: At the top of the front steps of the McLennan County Courthouse in Waco, Texas

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

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
\_\_\_\_\_  
JOHN MALONE, TRUSTEE (254) 772-3722

## EXHIBIT A

The following real property located in McLennan County, Texas, (together with all improvements, proceeds, easements, rights of way, appurtenances, water and water rights, royalties, and profits relating to the real property) hereinafter described, to-wit:

Being 1.341 acres, more or less, out of the J. W. Simpson Survey, A-241, McLennan County, Texas, being part of a 93.69 acre tract described in deed dated Oct. 8, 1954, from Maida Orand Eubank, a widow, to Carter Eubank and Aleen Sparks Eubank, recorded in Volume 753, Page 8, Deed Records of McLennan County, Texas, and the 1.341 acres being described as follows:

BEGINNING at a 3/8" iron rod set in West right of way of Interstate Highway No. 35, within the former 93.69 acre tract, being NEC of a 5.191 acre tract described in deed dated April 15, 1997, from Aleen Sparks Eubank, a widow, to Hancock, Lynn & Hoyt, Ltd., recorded in Volume 132, Page 174, Official Public Records of McLennan County, Texas, and from which point the most Westerly corner of the 93.69 acres (in center of Cow Bayou) bears as follows: S. 07 26 25 W. 13.19 feet; S. 15 13 30 W. 255.61 feet; S. 23 10 32 W. 498.39 feet; S. 49 44 28 W. 55.90 feet; S. 23 10 32 W. 30.11 feet; (all above being West right of way of Interstate 35) and with center of South Cow Bayou, N. 56 32 45 W. 126.27 feet; and N. 54 39 07 W. 155.95 feet; for SEC of this tract;

THENCE N. 78 35 20 W. with fence and North line of the 5.191 acre tract, 220.37 feet to a 3/8" iron rod set in East line of Crescent Creek Lane (a part of Crescent Creek Subdivision), for SWC of this tract

THENCE N. 24 51 09 E. with East line of Crescent Creek Lane, 360.12 feet to a 3/8" iron rod set at SWC of Woodlawn (a 50 foot road in Crescent Creek Subdivision), for NWC of this tract

THENCE S. 79 57 13 E. with South line of Woodlawn, 112.20 feet to a 3/8" iron rod set in West right of way of Interstate Highway 35, for NEC of this tract

THENCE S. 07 26 25 W. (base bearing) with highway right of way, 354.67 feet to the place of beginning, containing 1.341 acres.

**EXHIBIT B**

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-02-058  
Limits: From Falls County Line to Woodlawn Road

Property Description  
Parcel 84

Being 0.036 of an acre of land situated in the J.W. SIMPSON SURVEY, Abstract No. 814, McLennan County, Texas. Being part of that certain called 1.341 acre tract of land conveyed to 3 Balu Enterprises, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2004038763 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.036 of an acre being more particularly described by metes and bounds in two (2) parts as follows:

**Part One - 0.013 of an Acre**

COMMENCING at a set 5/8-inch iron rod with "GS" cap in the easterly right of way line of Crescent Creek Lane (50' R.O.W.) of record under Volume 156, Page 661 of the Plat Records of McLennan County, Texas (P.R.M.C.T.); being the northwesterly corner of Lot 1, Block 1 of Crescent Creek Addition, a subdivision of record under Volume 156, Page 661 of said Plat Records; being the southwest corner of said 1.341 acre tract;

Thence, South 80°38'06" East, 206.14 feet along the northerly line of said Lot 1, being the southerly line of said 1.341 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies), for the Beginning of an Access Denial Line and for the POINT OF BEGINNING;

- 1) THENCE, North 16°16'44" East, 78.44 feet along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap in the existing westerly right of way line of Interstate Highway 35 (width varies), being the easterly line of said 1.341 acre tract and for the End of the Access Denial Line; said existing right of way conveyed to the State of Texas by deed and recorded under Volume 831, Page 143 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- 2) THENCE, South 05°20'34" West, 78.06 feet along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 1.341 acre tract to a found 60D Nail at the northeasterly corner of said Lot 1, being the southeasterly corner of said 1.341 acre tract;

- 3) **THENCE, North 80°38'06" West, 14.92 feet along the southerly line of said 1.341 acre tract, being the northerly line of said Lot 1 to the POINT OF BEGINNING and containing 0.013 of an acre of land, more or less.**

**Part Two - 0.023 of an Acre**

**COMMENCING at the intersection of the existing easterly right of way line of Crescent Creek Lane with the southerly line of Woodlawn Road (a prescriptive road) (no recording information found) (a county maintained road), being the northwesterly corner of said 1.341 acre tract, from which a found 60D Nail bears South 26°37' East, 1.32 feet;**

**Thence, South 81°52'50" East, 67.96 feet along the southerly line Woodlawn Road, being the northerly line of said 1.341 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the proposed westerly right of way line of Interstate Highway 35 (width varies) for the POINT OF BEGINNING;**

- 1) **THENCE, South 81°52'50" East, 45.00 feet continuing along the southerly line of Woodlawn Road, being the northerly line of said 1.341 acre tract to a found 1/2-inch iron rod at the intersection of the southerly line of Woodlawn Road with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said 1.341 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 831, Page 143 of said Deed Records;**
- 2) **THENCE, South 05°20'34" West, 45.00 feet along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 1.341 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" in the proposed westerly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line;**
- 3) **THENCE, North 38°16'08" West, 65.16 feet along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to the End of the Access Denial Line and the POINT OF BEGINNING and containing 0.023 of an acre of land, more or less.**

**Parcel 80 Pt. 1 - 0.013 acres (581 square feet)**

**Parcel 80 Pt. 2 - 0.023 acres (1,011 square feet)**

**Parcel 80 Total - 0.036 acres (1,592 square feet)**

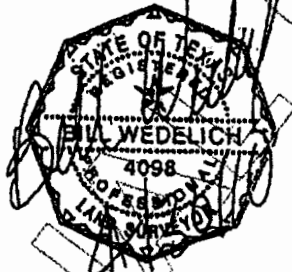
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.0001316. The survey is based on Static and RTK GPS observations holding control monuments 1359915, 9915AZ1, 1359914, and 9914AZ1.

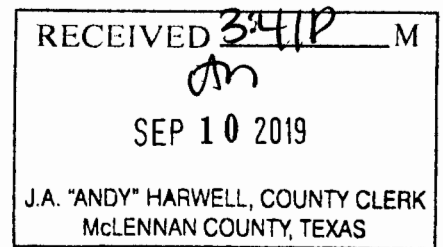
Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

A survey was performed on the ground under my supervision in March, 2009.

See attached 8 1/2" x 11" plat that accompanies.

**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380





## NOTICE OF TRUSTEE'S SALE

Date: September 10, 2019

Trustee: John Malone

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Amerigo, Inc.

Note:

Date: August 1, 2018

Principal Amount: \$66,530.00

Borrower: Taylor McKinney, Jr. and wife, Kimberly Ann McKinney

Mortgagee: Amerigo, Inc.

Deed of Trust:

Date: August 1, 2018

Grantor: Taylor McKinney, Jr. and wife, Kimberly Ann McKinney

Mortgagee: Amerigo, Inc.

Recording Information: Instrument # 2018028898 of the Official Public Records of McLennan County, Texas

Property: Lot 4, Block 3, River Oaks Addition, Part Two, to the City of Waco, McLennan County, Texas, according to the map or plat thereof recorded in Volume 792, Page 550, Deed Records of McLennan County, Texas, and more commonly known as: 409 Dearborn, McLennan County, Waco, Texas 76704

County: McLennan

Date of Sale: October 1, 2019\*

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

Place of Sale: At the top of the front steps of the McLennan County Courthouse in Waco, Texas

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

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
\_\_\_\_\_  
JOHN MALONE, TRUSTEE (254) 772-3722



**NOTICE OF TRUSTEE'S SALE**

RECEIVED 3:41P M  
an  
SEP 10 2019  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

Date: September 10, 2019

Trustee: John Malone

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Amerigo, Inc.

Note:

Date: July 28, 2014

Principal Amount: \$48,900.00

Borrower: Juan A. Martinez and wife, Felipa Martinez and Lus Josefina Saucedo

Mortgagee: Amerigo, Inc.

Deed of Trust:

Date: July 28, 2014

Grantor: Juan A. Martinez and wife, Felipa Martinez and Lus Josefina Saucedo

Mortgagee: Amerigo, Inc.

Recording Information: Instrument # 2014028883 in the Official Public Records of McLennan County, Texas

Property: Lot Eight (8), Block Six (6), Waco Improvement Company Addition to the City of Waco, McLennan County, Texas, as shown by plat recorded in Volume 86, Page 1666, Deed Records of McLennan County, Texas, and more commonly known as: 1626 Windsor, Waco, Texas 76708

County: McLennan

Date of Sale: ~~October 1, 2019~~

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

Place of Sale: On the top of the front steps of the McLennan County Courthouse in Waco, Texas

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

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John Malone  
JOHN MALONE, TRUSTEE (254) 772-3722