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J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

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 Four (4) in Block "J" of an extension of the Hay's Heights Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 648, Page 463, Deed 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 2012001486, 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: November 5, 2019
- Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the foreclosure sale will begin is 10:00 a.m. and not later than three hours thereafter.
- 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 "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*, 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

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 Marco Antonio Perez Ojeda. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$57,000.00, executed by Marco Antonio Perez Ojeda, and payable to the order of Aeroplano Ventures, LLC, a Texas limited liability company, assignee of The Henry N. Heyman Trust. Aeroplano Ventures, LLC, a Texas limited liability company 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, Aeroplano Ventures, LLC, a Texas limited liability company, assignee of The Henry N. Heyman Trust.

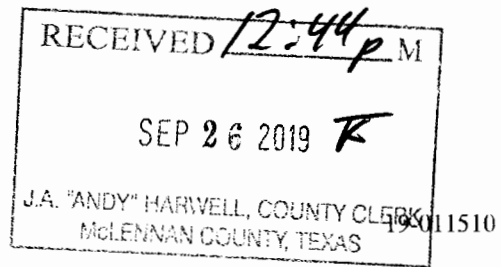
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated October 1, 2019.



WALT FAIR, Trustee
Attorney for Aeroplano Ventures, LLC, a Texas limited liability company, assignee of The Henry N. Heyman Trust
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432

4524 Harlan Ave, Waco, TX 76710



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

- Date: 11/05/2019
- Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of McLennan County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/26/2012 and recorded in the real property records of McLennan County, TX and is recorded under Clerk's File/Instrument Number, 2012041172 with Philip Jay Esparza and Nora S. Swisher-Esparza (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Philip Jay Esparza and Nora S. Swisher-Esparza, securing the payment of the indebtedness in the original amount of \$117,826.00, 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. LOT A4, BLOCK A, RESUBDIVISION OF OVERLOOK ADDITION, PART THREE, TO THE CITY OF WACO MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 962, PAGE 469, DEED RECORDS, MCLENNAN COUNTY, TEXAS.



4706111

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Donna Stockman

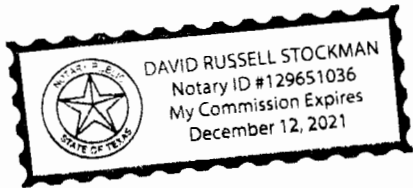
SUBSTITUTE TRUSTEE

Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of Sept, 2019.



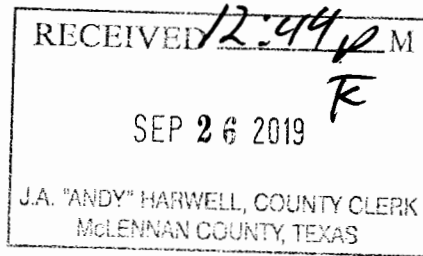
David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

1122 January Street , Bellmead, TX 76705



19-010021

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: 11/05/2019
- Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of McLennan County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/21/2004 and recorded in the real property records of McLennan County, TX and is recorded under Clerk's File/Instrument Number, 2004003470 with Gary Don LaFever and Deborah Denise LaFever (grantor(s)) and Wells Fargo Home Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Gary Don LaFever and Deborah Denise LaFever, securing the payment of the indebtedness in the original amount of \$36,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Wells Fargo Home Equity Trust Mortgage Pass-Through Certificates, Series 2004-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTES FOR THE SURVEY OF A PART OF LOT 3 OF THE E. E. JANUARY SUBDIVISION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, PLAT OF SAID SUBDIVISION BEING RECORDED IN VOLUME 584, PAGE 510, OF THE MCLENNAN COUNTY, TEXAS, DEED RECORDS.

BEGINNING AT A 3/8" DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, BEING IN THE WEST LINE OF JANUARY STREET, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE S 60 DEG 36 MIN 49 SEC W 171.10 FT. ALONG THE SOUTH LINE OF SAID LOT 3 TO A 1/2" DIAMETER IRON ROD PLACED AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO CHARLES MORROW VINCENT BY A DEED RECORDED IN VOLUME 1621, PAGE 839, OF SAID DEED RECORDS, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE N 30 DEG 35 MIN 00 SEC W 50.00 FT. ALONG THE EAST LINE OF SAID VINCENT TRACT TO A METAL CHAIN LINK FENCE POST FOUND IN THE NORTH LINE OF SAID LOT 3, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,



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THENCE N 60 DEG 36 MIN 49 SEC E 172.70 FT. ALONG THE NORTH LINE OF SAID LOT 3 TO A 1/2" DIAMETER IRON ROD PLACED AT ITS NORTHEAST CORNER IN THE WEST LINE OF SAID STREET, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE S 28 DEG 45 MIN 00 SEC E 50.00 FT. ALONG THE EAST LINE OF SAID LOT 3, AND WITH THE WEST LINE OF SAID JANUARY STREET, TO THE POINT OF BEGINNING, THE HEREIN AND ABOVE DESCRIBED TRACT ALSO BEING KNOWN AS LOT 3B, BLOCK B, ACCORDING TO THE TAX MAPS OF MCLENNAN COUNTY.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Wells Fargo Home Equity Trust Mortgage Pass-Through Certificates, Series 2004-1, as Mortgage Servicer, is representing the current Mortgagee whose address is:

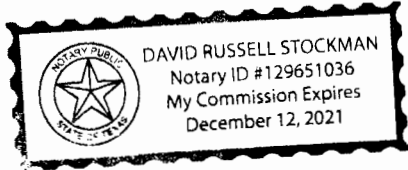
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Donna Stockman
SUBSTITUTE TRUSTEE
Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of Sept, 2019.

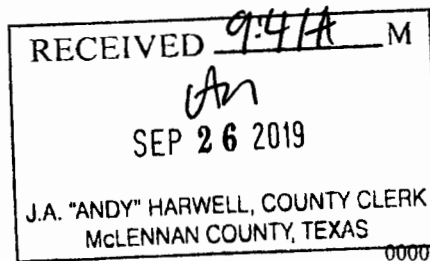


David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____



276 CROSS COUNTRY DR
HEWITT, TX 76643

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: **November 05, 2019**

Time: The sale will begin at 10:00 AM 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 September 26, 2013 and recorded in Document CLERK'S FILE NO. 2013035048; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2016022763 real property records of McLENNAN County, Texas, with RAUL OLVERA AND BIANCA SUAREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAUL OLVERA AND BIANCA SUAREZ, securing the payment of the indebtednesses in the original principal amount of \$142,373.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



NTSS0000008559767

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ KRISTOPHER HOLUB, PAMELA THOMAS, JACK BURNS II, DANA KAMIN, ANGIE USELTON, AARTI PATEL, GARRETT SANDERS, DYLAN RUIZ, KATHY ARRINGTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

276 CROSS COUNTRY DR
HEWITT, TX 76643

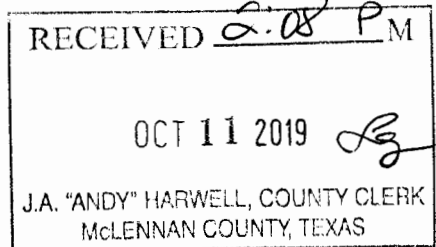
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MCLENNAN

EXHIBIT "A"

LOT 20, BLOCK 4 OF THE HILLSIDE WEST ADDITION, PART 1 TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1466, PAGE 487 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.



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 all that tract of land in McLennan County, Texas, out of the F. Scranton Survey A-787, and being part of that tract of land described in a deed to Marvin W. Mattlage as recorded in Volume 932, Page 326 of the Deed Records of McLennan County, Texas, and being further described as follows;

BEGINNING at a 3/8 inch steel rod found in the East line of Canaan Church Road, in the West line of said Mattlage tract, and at the Northwest corner of that called 1.05 acres of land described in a deed to Robert J. Snowden and Mark D. Mattlage-Thurmond as recorded in Clerk's File Number 2006029832 of the Official Public Records of McLennan County, Texas;

THENCE North 31 degrees 52 minutes 54 seconds West, 1970.43 feet to a 1/2 inch steel rod set in the East line of Canaan Church Road, in the West line of said Marvin W. Mattlage tract, and at the Southeast corner of that called 0.465 acres of land described in a deed to McLennan County, as recorded in Volume 1760, Page 894 of the Deed Records of McLennan County, Texas;

THENCE with the East line of Canaan Church Road and the East line of said 0.465 acres the following courses and distances:

North 24 degrees 13 minutes 24 seconds West, 145.39 feet to a 1/2 inch steel rod set;
North 30 degrees 14 minutes 32 seconds West, 151.75 feet to a 1/2 inch steel rod set;
North 41 degrees 19 minutes 54 seconds West, 156.34 feet to a 1/2 inch steel rod set in the West line of said Marvin W. Mattlage tract;

THENCE North 32 degrees 19 minutes 17 seconds West, 2296.17 feet to a 1/2 inch steel rod set in the East line of Canaan Church Road at the Northwest corner of said Marvin W. Mattlage tract and at the Southwest corner of that tract of land described in a deed to Katharyne Kimbrough as recorded in Volume 1717, Page 313 of the Deed Records of McLennan County, Texas;

THENCE North 57 degrees 30 minutes 48 seconds East, 1726.25 feet to a 1/2 inch steel rod set at the Northeast corner of said Marvin W. Mattlage tract, in the South line of said Kimbrough tract, and at the Northwest corner of that called 129.3 acres of land described first tract as the first tract in a deed to Kathryne Kimbrough as recorded in Clerk's No.2004033435 of the Official Public Records of McLennan County, Texas;

THENCE South 32 degrees 17 minutes 44 seconds East, 4140.03 feet to a 3/8 inch steel rod found in the East line of said Marvin W. Mattlage tract, in the West line of that called 20 acres of land described as the second tract in a deed to Kathryne Kimbrough as recorded in Clerk's File Number 2004033435 of the Official Public Records of McLennan County, Texas, and at the Northeast corner of that called 9.26 acres of land described in a deed to Martha Jo Nors as recorded in Volume 1726, Page 44 of the deed Records of McLennan County, Texas;

THENCE South 57 degrees 26 minutes 40 seconds West, 538.79 feet to a 3/8 inch steel rod found at the Northwest corner of said 9.26 acres;

THENCE South 32 degrees 12 minutes 00 seconds East, 831.52 feet to a 3 inch steel post found in the North line of Prairie Chapel Road, in the South line of said Marvin W. Matlage tract, and at the Southwest corner of that called 1.00 acre of land described in a deed to Martha Jo Nors as recorded in Volume 1726, Page 42 of the Deed Records of McLennan County, Texas;

THENCE South 57 degrees 30 minutes 55 seconds West, 1021.60 feet to a 3/8 inch steel rod found in the North line of Prairie Chapel Road, in the South line of said Marvin W. Matlage tract, and at the Southeast corner of said 1.05 acres;

THENCE North 32 degrees 01 minutes 38 seconds West, 254.71 feet to a 1/2 inch steel rod set at the Northeast corner of said 1.05 acres;

THENCE South 57 degrees 48 minutes 57 seconds West, 180.17 feet to the Point of Beginning, containing 185.921 acres of land, more or less.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2016004590, 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: November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the foreclosure sale will begin is 10:00 a.m. and not later than three hours thereafter.

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 "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*, 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

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 Mark D. Mattlage Thurmond, also known as Mark D. Mattlage and Robert Jewel Snowden, also known as Robert J. Snowden. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$336,900.00, executed by Mark D. Mattlage Thurmond, also known as Mark D. Mattlage and Robert Jewel Snowden, also known as Robert J. Snowden, and payable to the order of First National Bank of McGregor; and (b) all renewals and extensions of the note, including, but not limited to the *Extensions of Real Estate Note and Lien* recorded under Clerk's File Numbers 2017022221, 2017023888, and 2018029231, Official Public Records of McLennan County, Texas. First National Bank of McGregor 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, First National Bank of McGregor.

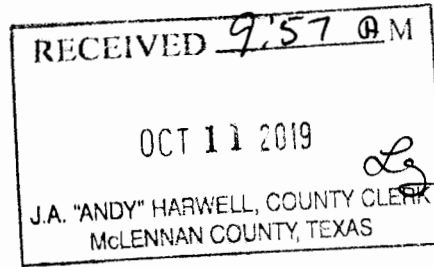
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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 October 11, 2019.



WALT FAIR, Trustee
Attorney for First National Bank of McGregor
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432



3904 N 21ST A STREET
WACO, TX 76705

00000008217465

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: November 05, 2019

Time: The sale will begin at 10:00 AM 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 February 23, 2005 and recorded in Document CLERK'S FILE NO. 2005009236 real property records of McLENNAN County, Texas, with WILLIE EARL WILLIAMS AND SANDRA WILLIAMS, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIE EARL WILLIAMS AND SANDRA WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$56,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-2 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



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

3904 N 21ST A STREET
WACO, TX 76705

0000008217465

0000008217465

MCLENNAN

EXHIBIT "A"

LOT 1, IN BLOCK 2, PARK RIDGE AN ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 694, PAGE 152, OF THE PLAT RECORDS OF MCLENNAN COUNTY, TEXAS.

2:09 p
K

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

BEING LOT ELEVEN (11), IN BLOCK THREE (3), OF THE INDIAN TRAILS ADDITION, PHASE ONE (1), TO THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID ADDITION RECORDED UNDER CLERK'S FILE NUMBER 2002007530, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.

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

Date: Tuesday, November 5, 2019

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the McLennan County Courthouse in Waco, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date 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. 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 or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in its "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 condition of the property.

Pursuant to the Texas Property Code, the trustee or 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 sale.

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. app. Section 501 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.

4. Type of Sale. The sale is a non-judicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust executed by Jewell Douglas Guthrie, IV and wife, Amanda Guthrie dated June 2, 2017, recorded in Instrument Number 2017017881 of the Deed of Trust Records of McLennan County, Texas.

5. Obligations Secured. The Deed of Trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amounts of \$171,000.00 payable to the order of First National Bank of McGregor. First National Bank of McGregor is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

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

DATED: October 8, 2019.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/30/2003

Grantor(s)/Mortgagor(s):
GREGORY A. WOOLFOLK AND WIFE,
CONCHERRA WOOLFOLK
Current Beneficiary/Mortgagee:
Bank of America, N.A.

Original Beneficiary/Mortgagee:
Premier Mortgage Funding, Inc. DBA Austin Loan.com

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2003017206

Property County:
MCLENNAN

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

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

Legal Description: BEING LOT ELEVEN (11) IN BLOCK TWO (2) OF THE CROW'S TIMBER CREST ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 738, PAGE 300, OF THE MCLENNAN COUNTY DEED RECORDS

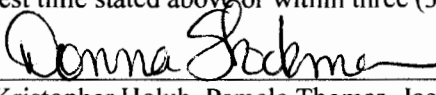
Date of Sale: 11/5/2019

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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


Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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



Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Russell Stockman, Tim Lewis or Kathy Arrington or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

A
MH File Number: TX-11-15262-CM
Loan Type: FHA

RECEIVED 12:03P M

OCT 10 2019
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

RECEIVED 12:30 M
JAN
OCT 10 2019
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

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 SIX (6) IN BLOCK TWO (2) OF THE LONE STAR ESTATES, PART ONE (1) PHASE ONE (1) TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 1628, PAGE 15 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/16/2013 and recorded in Document 2013012524 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: 11/05/2019

Time: 10:00 AM


Place: McLennan County, 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 LONA YVONNE COPELAND, provides that it secures the payment of the indebtedness in the original principal amount of \$135,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. d/b/a Bank of Texas is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. d/b/a Bank of Texas c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 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, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, 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 Lorig, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, 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, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the McLennan County Clerk and caused it to be posted at the location directed by the McLennan County Commissioners Court.

RECEIVED 12:05 PM
An
OCT 10 2019
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

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 SIX (6) IN BLOCK TWO (2) OF THE LONE STAR ESTATES, PART ONE (1) PHASE ONE (1) TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 1628, PAGE 15 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/17/2013 and recorded in Document 2013012525 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: 11/05/2019
Time: 10:00 AM
Place: McLennan County, 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 LONA YVONNE COPELAND, provides that it secures the payment of the indebtedness in the original principal amount of \$16,950.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. d/b/a Bank of Texas is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. d/b/a Bank of Texas c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 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, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

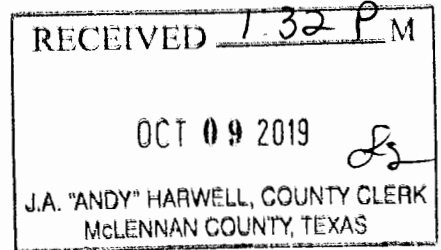
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, 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, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the McLennan County Clerk and caused it to be posted at the location directed by the McLennan County Commissioners Court.

NOTICE OF PUBLIC SALE



Date: October 3, 2019

Security Agreement

Date: November 24, 2007

Debtor: Robinson Hotel Management Group LP
Zacksons Investment Group, LLC

Lender : United Central Bank

Collateral: Lot 2, Block 2 Final Plat of Robinson Industrial Park, Lot 2, Block 2, a subdivision in the City of Robinson McLennan County, Texas, out of and a part of the Carlos O'Campo Survey, Abstract #32, City of Robinson, McLennan County, Texas, according to the plat recorded in Volume 759, Page 613, Clerk's File No. 2001005280 of the Official Public Records of McLennan County, Texas.

Note

Date: November 24, 2007

Amount: \$2,085,115.00

Borrower: Robinson Hotel Management Group LP
Zacksons Investment Group, LLC

Lender: United Central Bank

Assignment:

Date: August 15, 2019

Borrower: Robinson Hotel Management Group LP
Zacksons Investment Group, LLC

Lender: Texas Oil Products, LLC

Date of Sale: November 5, 2019

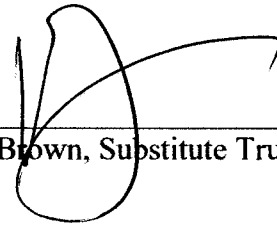
Place of Sale: At the place designated by the County Commissioners Court and recorded in the real property records which is: at the top of the outside steps to the second floor in front of the McLennan County Courthouse on Washington Avenue in Waco, Texas.

Time of Sale: between 10:00 a.m. and 4:00 p.m. as designated herein, such sale shall be started within three hours 10:00 a.m.

A default exists under the Security Agreement. Secured Party will sell the Collateral at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the debt secured by the Security Agreement. The sale will begin at the Time of Sale.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

William F. Brown, Substitute Trustee

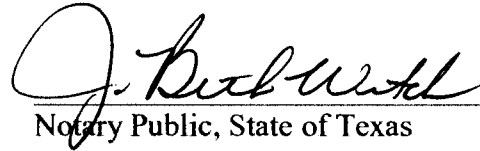


Acknowledgement

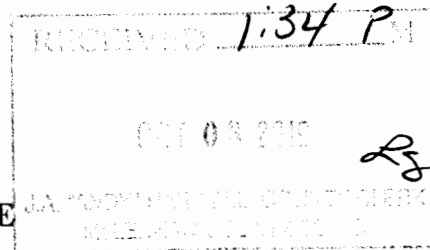
STATE OF TEXAS

COUNTY OF McLENNAN

This instrument was acknowledged before me on October 3, 2019 by William F. Brown, Substitute Trustee for the Deed of Trust beneficiary.



Notary Public, State of Texas



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: LOT 8, BLOCK 8, MEADOWBROOK ADDITION, PART THREE, AN ADDITION TO THE CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 836, PAGE 56, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/29/2004 and recorded in Document 2005002125 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: 11/05/2019

Time: 10:00 AM

Place: McLennan County, 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 BETTY A. LANFORD AND ROBERT LANFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$64,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 c/o PHH MORTGAGE CORPORATION, 1 Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 obtained a Order from the 414th District Court of McLennan County on 08/14/2019 under Cause No. 2019-2136-5. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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 PAMELA THOMAS, JACK BURNS II, KRISTOPHER HOLUB, AARTI PATEL, GARRETT SANDERS, DYLAN RUIZ, DANA KAMIN, ANGIE USELTON, DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, MICHELLE SCHWARTZ, DAVID STOCKMAN, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

PAMELA THOMAS, JACK BURNS II, KRISTOPHER HOLUB, AARTI PATEL, GARRETT SANDERS, DYLAN RUIZ, DANA KAMIN, ANGIE USELTON, DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, MICHELLE SCHWARTZ, DAVID STOCKMAN, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF

c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the McLennan County Clerk and caused it to be posted at the location directed by the McLennan County Commissioners Court.