

SELECT PORTFOLIO SERVICING, INC. (SPS)
LEVI, LODIA
1126 N13TH STREET, WACO, TX 76707

CONVENTIONAL
Firm File Number: 20-035780

RECEIVED 8:17 AM
APR 02 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 26, 2006, MICHAEL LEVI AND WIFE, LODIA BELL LEVI, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 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 2006028648, 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, June 2, 2020** 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, the Substitute Trustee 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:

SEE EXHIBIT A

Property Address: 1126 N13TH STREET
WACO, TX 76707
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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

SUBSTITUTE TRUSTEE
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
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.

4. Legal description of the land:
Being Lot Seven (7) in Block Thirty-One (31) of the Sanger Subdivision to the City of Waco, McLennan County, Texas, plat of same recorded in Volume 254, Page 413 of said County Deed Records:

BEGINNING at an iron stake in the west line of North 13th Street, North 45 W 296 1/2 feet from the North line of Burleson Street;

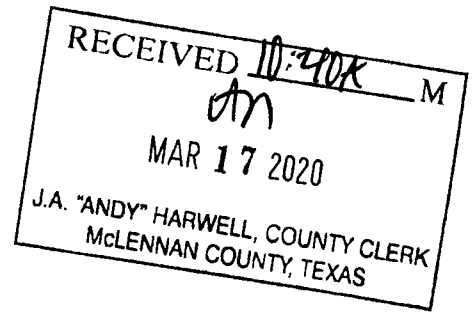
THENCE N 45 W 50 feet with the West line of North 13th Street to an iron stake for corner;

THENCE S 45 W 148 feet to an iron stake in east line of an alley;

THENCE S 45 E 50 feet with east line of said alley to an iron stake for corner;

THENCE N 45 E 148 feet to the PLACE OF BEGINNING; and being the same tract of land described in Deed to Michael Levi and wife, Lodia Bell Levi recorded under Clerk's File No. 2005092834, Official Public Records, McLennan County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

156 71655
TS No TX07000062-18-3S APN 44-009500-007900-8 TO No 200097914-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 7, 2016, DARRELL LOGAN, JR., A MARRIED MAN AND MESHELL LOGAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of LAUREL A. MEYER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$137,464.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on September 13, 2016 as Document No. 2016030233 and that said Deed of Trust was modified by Modification Agreement and recorded October 4, 2018 as Instrument Number 2018035209 in McLennan County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 44-009500-007900-8

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 **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, Vanessa McHaney** 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 **Lakeview Loan Servicing, LLC**, 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.

A

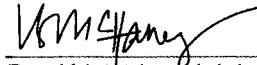
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 2, 2020 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in McLennan County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701, or in the area designated by the Commissioner's Court.**

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 12 day of March, 2020.



By: 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, Vanessa McHaney
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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

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

TS No TX07000062-18-3S

APN 44-009500-007900-8

TO No 200097914-TX-RWI

EXHIBIT "A"

LOT 29, IN BLOCK 3 OF THE LUX ADDITION, TO THE CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 872, PAGE 583 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS

RECEIVED 12:46 M
APR 09 2020
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: LOT 8, BLOCK 2 OF THE FAIRVIEW ADDITION, TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 55, PAGE 372 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/01/2004 and recorded in Document 2004023885 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: 06/02/2020

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 ARTURO TREJO AND ROSA TREJO, provides that it secures the payment of the indebtedness in the original principal amount of \$87,750.00, 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 2004-R8 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 2004-R8 c/o PHH MORTGAGE CORPORATION, 1Mortgage 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 2004-R8 obtained a Order from the 170th District Court of McleNNan County on 03/18/2020 under Cause No. 2020-210-4. 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 MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, STACEY SANDERS, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, DAVID ACKEL, VIOLET NUNEZ, ERIKA AGUIRRE, BEATRIZ SANCHEZ, SARA EDGINGTON, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, TIM LEWIS, DENISE BOERNER, MICHELLE SCHWARTZ, KATHY ARRINGTON, 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
Michael Zientz, 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



MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI
PATEL, STACEY SANDERS, AMY ORTIZ, GARRETT
SANDERS, DYLAN RUIZ, DAVID ACKEL, VIOLET
NUNEZ, ERIKA AGUIRRE, BEATRIZ SANCHEZ, SARA
EDGINGTON, DONNA STOCKMAN, BRENDA WIGGS,
DAVID STOCKMAN, GUY WIGGS, TIM LEWIS, DENISE
BOERNER, MICHELLE SCHWARTZ, KATHY
ARRINGTON, 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, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. 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 11:14A M
dn
APR 14 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Donna Stockman, Brenda Wiggs, David Stockman, Guy Wiggs, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 02, 2020 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: The top of the outside steps to the second floor in front of the McLennan County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in MCLENNAN County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 04/18/2019 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 2019013292 in the real property records of McLennan County Texas, with DONNY WASHINGTON, A SINGLE MAN, AND CHERYL DOUGLAS, A SINGLE WOMAN as Grantor(s) and AMCAP MORTGAGE LTD. dba GOLD FINANCIAL SERVICES as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by DONNY WASHINGTON, A SINGLE MAN, AND CHERYL DOUGLAS, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$100,152.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DONNY WASHINGTON, CHERYL DOUGLAS. Home Point Financial Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. Home Point Financial Corporation is acting as the Mortgage Servicer for HOME POINT FINANCIAL CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Home Point Financial Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

HOME POINT FINANCIAL CORPORATION

A



4723339

c/o Home Point Financial Corporation
11511 Luna Road, Suite 200
Farmers Branch, TX 75234

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING LOT SIXTEEN (16) IN BLOCK TWELVE (12) OF THE CARVER PARK ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, PER FINAL PLAT RECORDED UNDER INSTRUMENT #2014016546 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY
ADDRESS:**

625 CARVER ST, WACO, TX 76704

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

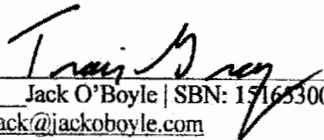
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled 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.

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.

Signed on the 16 day of April, 2020.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

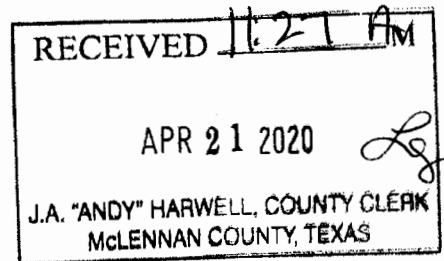
Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER



Notice of Foreclosure Sale

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

TRACT ONE:

BEING 7.173 acres of land situated within the Nancy Anderson Survey, Abstract No. 60, McLennan County, Texas, being part of that called 10.523 acre tract of land described in a deed to Larry Cathey as recorded in McLennan County Clerk's Document (M.C.C.D.) 2011010932 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), all of that called 3.0 acre tract of land described as Tract 2 in a deed to Larry Cathey recorded in M.C.C.D. 2014008750 of the O.P.R.M.C.T., and part of that called 15.0 acre tract of land described as Tract 2 in a deed to Larry Cathey recorded in M.C.C.D. 2014008750 of the O.P.R.M.C.T., being more particularly described as follows:

BEGINNING at a 1" pipe (control monument) found for a common corner between said 3.0 acre tract and 10.523 acre tract, said point being located in the Northeast line of State Highway 6; from which a 3/4" rebar rod (control monument) found for the South corner of said 10.523 acre tract bears South 66°33'10" East, 1057.05';

THENCE along the common line between said 3.0 acre tract, 15.0 acre tract and State Highway 6, same being the Southwest line of this described tract the following courses and distances:

North 66°33'10" West, 12.31' to a 1/2" rebar rod set with cap stamped "STATE 28" for an angle corner of said 3.0 acre tract;

South 86°49'29" West, 110.64' to a 1/2" rebar rod set with cap stamped "STATE 28" for an angle corner of said 3.0 acre tract;

North 66°33'10" West, 236.25' to a 1/2" rebar rod set with cap stamped "STATE 28" for the West corner of this described tract; from which a 1/2" rebar rod (control monument) found for an angle corner of a called 1.037 acre tract of land described in a deed to Jon Collins recorded in M.C.C.D. 2005042122 of said O.P.R.M.C.T. bears North 66°33'10" West, 490.38';

THENCE North 58°54'38" East over and across said 15.0 acre tract and along the Northwest line of this described tract, at 1297.87' passing a 1/2" rebar rod set with cap stamped "STATE 28" for reference in the Southwest line of Doshier Ln.; thence continuing along the same course, over and across said Doshier Ln., for a total distance of 1320.44' to a point for the North corner of this described tract, said point being located in the approximate center of Doshier Ln. and in the Northeast line of said 15.0 acre tract;

THENCE South 32°50'12" East, 254.36' along the approximate center of said Doshier Ln. and along the Northeast line of said 15.0 acre tract and 3.0 acre tract to a point for a common corner between said 3.0 acre tract and a called 1.00 acre tract of land described in a deed to Ricky Lee Pate, et al recorded in Volume 1835, Page 593, of said O.P.R.M.C.T.;

THENCE South 58°54'38" West along the common line between said 3.0 acre tract and 1.00 acre tract, at 24.81' passing a 1/2" rebar rod set with cap stamped "STATE 28" for reference, and at 291.42' passing a 4" pipe post (control monument) found for a common corner between said 1.00 acre tract and 10.523 acre tract; thence continuing along the common line between said 3.0 acre tract and 10.523 acre tract for a total distance of 640.47' to a 1/2" rebar rod set with cap stamped "STATE 28" for an angle corner of this described tract;

THENCE over and across said 10.523 acre tract and along the Southeast line of this described tract the following courses and distances:

South 31°35'17" East, 18.85' to a 1/2" rebar rod set with cap stamped "STATE 28" for an angle corner of this described tract;

South 58°24'43" West, 50.00' to a 1/2" rebar rod set with cap stamped "STATE 28" for an angle corner of this described tract;

North 31°35'17" West, 19.28' to a 1/2" rebar rod set with cap stamped "STATE 28" for an angle corner of this described tract, said point being located in the common line between said 3.0 acre tract and 10.523 acre tract;

THENCE South 58°54'38" West, 395.74' along the common line between said 3.0 acre tract and 10.523 acre tract to the PLACE OF BEGINNING and containing 7.173 acres of land, of which 0.139 acres of land are situated within Doshier Ln.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.

TRACT TWO: 30' WIDE INGRESS/EGRESS EASEMENT

BEING 0.058 acres of land over and across the Nancy Anderson Survey, Abstract No. 60, McLennan County, Texas, and over and across that called 10.523 acre tract of land described in a deed to Larry Cathey as recorded in McLennan County Clerk's Document (M.C.C.D.) 2011010932 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being more particularly described as follows:

BEGINNING at a 60D nail set for the South corner of this described easement, said point being located in the common line between said 10.523 acre tract and State Highway 6; from which a 3/4" rebar rod (control monument) found for the South corner of said 10.523 acre tract bears South 66°33'10" East, 958.18';

THENCE North 66°33'10" West, 30.05' along the common line between said 10.523 acre tract and State Highway 6 to a 60D nail set for an angle corner of this described easement; from which a 1" pipe (control monument) found for a common corner between said 10.523 acre tract and a called 3.0 acre tract of land described as Tract 2 in a deed to Larry Cathey recorded in M.C.C.D. 2014008750 of said O.P.R.M.C.T. bears North 66°33'10" West, 68.82';

THENCE over and across said 10.523 acre tract and along the West line of this described easement the following courses and distances:

North 26°53'26" East, 24.99' to a point for an angle corner of this described easement;

North 39°16'06" West, 43.25' to a 60D nail set for the West corner of this described easement, said point being located in the common line between said 10.523 acre tract and 3.0 acre tract;

THENCE North 58°54'38" East, 30.31' along the common line between said 10.523 acre tract and 3.0 acre tract to a 60D nail set for the North corner of this described easement; from which a 1/2" rebar rod

set with cap stamped "STATE 28" for an angle corner of a 7.173 acre tract of land surveyed this same day bears North 58°54'38" East, 310.48';

THENCE over and across said 10.523 acre tract of land and along the East line of this described easement the following courses and distances:

South 39°16'06" East, 58.48' to a point for an angle corner of this described easement;

South 26°53'26" West, 42.72' to the PLACE OF BEGINNING and containing 0.058 acres of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.

TRACT THREE: 30' WIDE INGRESS/EGRESS EASEMENT

BEING 0.209 acres of land over and across the Nancy Anderson Survey, Abstract No. 60, McLennan County, Texas, and over and across that called 3.0 acre tract of land and 15.0 acre tract of land described as Tract 2 and Tract 1 in a deed to Larry Cathey as recorded in McLennan County Clerk's Document (M.C.C.D.) 2014008750 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being more particularly described as follows:

BEGINNING at a 60D nail set for the West corner of this described easement, said point being located in the Northwest line of a 7.173 acre tract of land surveyed this same day; from which a 1/2" rebar rod set with cap stamped "STATE 28" for the West corner of said 7.173 acre tract bears South 58°54'38" West, 146.80';

THENCE over and across said 15.0 acre tract and 3.0 acre tract, and along the Northwest and Northeast lines of this described easement the following courses and distances:

North 58°54'38" East, 30.92' along the Northwest line of said 7.173 acre tract to a 1/2" rebar rod set with cap stamped "STATE 28" for the North corner of this described easement; from which a 1/2" rebar rod set with cap stamped "STATE 28" for reference bears North 58°54'38" East, 1120.15';

South 45°05'39" East, 103.58' to a point for an angle corner of this described easement;

South 72°09'06" East, 186.61' to a point for an angle corner of this described easement;

South 39°16'06" East, 13.16' to a 60D nail set for the East corner of this described easement, said point being located in the common line between said 3.0 acre tract and a called 10.523 acre tract of land described in a deed to Larry Cathey recorded in M.C.C.D. 2011010932 of said O.P.R.M.C.T.; from which a 1/2" rebar rod set with cap stamped "STATE 28" for an angle corner of said 7.173 acre tract bears North 58°54'38" East, 310.48';

THENCE South 58°54'38" West, 30.31' along the common line between said 3.0 acre tract and 10.523 acre tract to a 60D nail set for the South corner of this described easement; from which a 1" pipe (control monument) found for a common corner between said 3.0 acre tract and 10.523 acre tract bears South 58°54'38" West, 54.96';

THENCE over and across said 3.0 acre tract and 15.0 acre tract, and along the Southwest line of this described easement the following courses and distances:

North 72°09'06" West, 184.97' to a point for an angle corner of this described easement;

North 45°05'39" West, 118.29' to the PLACE OF BEGINNING and containing 0.209 acres of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203, together with all improvements, fixtures, and appurtenances thereto.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2019038747, 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: June 2, 2020

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. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$2,250,000.00, executed by Prime Trailer Manufacturing, LLC, a Texas limited liability company, and payable to the order of Larry Cathey; and (b) any and all present and future indebtednesses of Prime Trailer Manufacturing, LLC, a Texas limited liability company to Larry Cathey. Larry Cathey is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

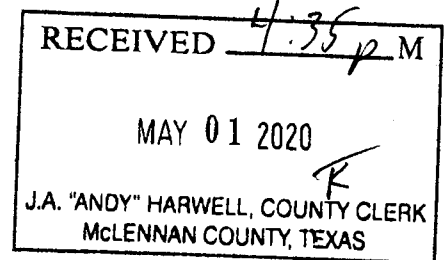
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Larry Cathey.

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 April 21, 2020.



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



NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** Lot Nine (9) in Block Three (3) of the Harris Village Addition, Phase One (1) to the City of Robinson, McLennan County, Texas, as per plat of said Addition recorded under Clerk's File Number 2005015123 of the Official Public Records of the McLennan County, Texas. Having a current address of 2532 Massey Lane, Robinson, Texas 76706.

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

Date: June 2, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: McLennan County Courthouse in Waco, Texas, at the following location: 2nd floor of the courthouse steps, facing Washington Avenue.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by AMBER MICHELLE HICKS. The deed of trust is dated January 2, 2019, and is recorded under Clerk's File#2019004167, of the Official Public Records, McLennan County.

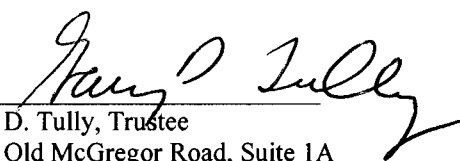
5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$190,000.00, executed by AMBER MICHELLE HICKS and payable to the order of DON SCHWIETERS, TRUSTEE OF THE MCLENNAN COUNTY 2532 MASSEY FAMILY LAND TRUST.; and all renewals and extensions of the note. DON SCHWIETERS, TRUSTEE OF THE MCLENNAN COUNTY 2532 MASSEY FAMILY LAND TRUST, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

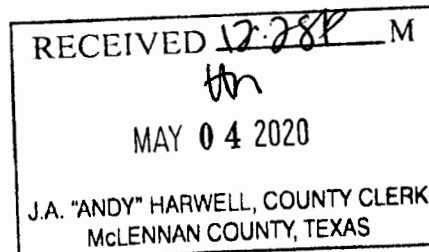
6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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

DATED May 1, 2020.


Gary D. Tully, Trustee
8300 Old McGregor Road, Suite 1A
Woodway, Texas 76712
Telephone: 254-772-6525
Fax: 254-772-6515

**CERTIFIED MAIL NO. 7019 1640 0000 6051 5625 RETURN RECEIPT REQUESTED AND BY
REGULAR MAIL**



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 Eleven (11) in Block One (1) of Neighbors Corner Road Addition to McLennan County, Texas, as per plat of said addition recorded under Clerk's File Number 2018025384, 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 2018032386, 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: ~~June 2, 2020~~

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 Chadwick Neil Horton and wife, Kellie Dawn Horton. The real property and 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 \$122,000.00, executed by Chadwick Neil Horton and wife, Kellie Dawn Horton, and payable to the order of Robyn Wilbanks, 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, Robyn Wilbanks.

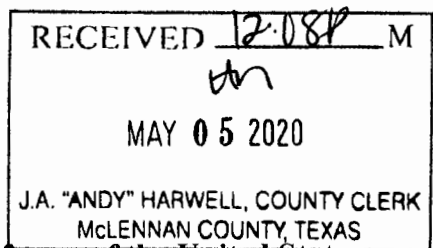
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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 May 4, 2020.



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



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 ONE (1) OF THE HAYWIRE ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED UNDER CLERK'S FILE NUMBER, 2017035463, 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 2019002536, 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: ~~June 2, 2020~~

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 Ronald Knobel. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$120,000.00, executed by Ronald Knobel, and payable to the order of Wayne Redding and Stuart Redding, who are the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

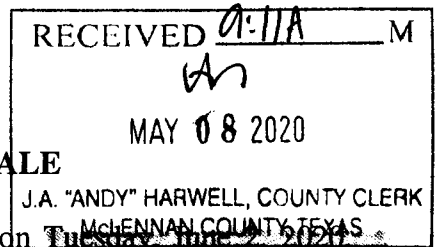
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Wayne Redding and Stuart Redding.

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 has appointed another person substitute trustee to conduct the sale.

Dated May 5, 2020.



WALT FAIR, Trustee
Attorney for Wayne Redding and Stuart Redding
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Tim King and Judy D. King, are hereby notified that on ~~Tuesday, June 2, 2020~~ between the hours of 10:00 a.m. and 1:00 p.m., on the top of the outside steps to the 2nd floor in front of the McLennan County Courthouse, located at 501 Washington Avenue, in the city of Waco, County of McLennan, State of Texas, 76701 or wherever else designated by the Commissioner's Court, the undersigned will sell at public auction to the highest bidder for cash the following real property:

A 0.459 acre tract of land out of the John Malone Survey in McLennan County, Texas, being a part of that certain 45.617 acre tract of land conveyed to A. Leon Thompson, Trustee, by deed dated June 26, 1986 and recorded in Volume 1564, Page 526 of the McLennan County, Texas Deed Records and being more completely described by metes and bounds in the attached Exhibit "A", together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2007 MHDMAN00000283 dba Clayton Homes Waco Manufactured Home; Serial No. CLW026252TX; Model: Sierra Vista; Label/Seal No. HWC0384653 which manufactured home has been placed on the real property

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 161 Key Lane, Eddy, Texas 76524.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated August 19, 2009, in the original principal sum of \$58,831.55, executed by Tim King and Judy D. King as Makers to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated August 19, 2009. The Deed of Trust was executed by you as Grantors to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of McLennan County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires both of you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff as of May 27, 2020 is \$31,636.62. Said balance continues to accrue interest per day after that date at \$6.46 per diem. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated April 29, 2020. As

successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main Street, Suite 1150, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

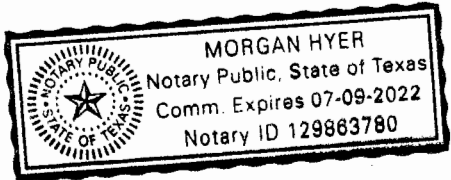
Dated this 15th day of May, 2020.

By: [Signature]
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda J. Bennetsen, Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 15th day of May, 2020 by
Monica Schulz Orlando.

[Signature]
NOTARY PUBLIC In and For
The State of Texas



Printed Name: Morgan Hyer
My Commission Expires: 7/9/22

TRACT ONE:

FIELDNOTES FOR THE SURVEY OF A 0.459 ACRE TRACT OF LAND OUT OF THE JOHN MALONE SURVEY IN MCLENNAN COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 45.617 ACRE TRACT OF LAND CONVEYED TO A. LEON THOMPSON, TRUSTEE, BY DEED DATED JUNE 26, 1986 AND RECORDED IN VOLUME 1564, PAGE 526 OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS.

BEGINNING AT AN IRON PIN IN THE NORTH LINE OF A 50 FT. ROAD, AT A POINT N 27 DEG. 50 MIN. 52 SEC. W 450.0 FT. AND S 62 DEG. 26 MIN. 30 SEC. W 300.00 FT., FROM THE SOUTHEAST CORNER OF SAID 45.617 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS,

THENCE S 62 DEG. 26 MIN. 30 SEC. W 100.00 FT., WITH THE NORTH LINE OF SAID ROAD, TO AN IRON PIN, FOR THE SOUTHWEST CORNER OF THIS,

THENCE N 27 DEG. 50 MIN. 52 SEC. W 200.00 FT., TO AN IRON PIN, FOR THE NORTHWEST CORNER OF THIS,

THENCE N 62 DEG. 26 MIN. 30 SEC. E 100.00 FT., TO AN IRON PIN, FOR THE NORTHEAST CORNER OF THIS,

THENCE S 27 DEG. 50 MIN. 52 SEC. E 200.00 FT., TO THE POINT OF BEGINNING.

TRACT TWO:

FIELDNOTES FOR THE SURVEY OF A 0.459 ACRE TRACT OF LAND OUT OF THE JOHN MALONE SURVEY IN MCLENNAN COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 45.617 ACRE TRACT OF LAND CONVEYED TO A. LEON THOMPSON, TRUSTEE, BY DEED DATED JUNE 26, 1986 AND RECORDED IN VOLUME 1564, PAGE 526 OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS.

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THENCE S 62 DEG. 26 MIN. 30 SEC. W 100.00 FT., WITH THE NORTH LINE OF SAID ROAD, TO AN IRON PIN, FOR THE SOUTHWEST CORNER OF THIS,

THENCE N 27 DEG. 50 MIN. 52 SEC. W 200.00 FT., TO AN IRON PIN, FOR THE NORTHWEST CORNER OF THIS,

THENCE N 62 DEG. 26 MIN. 30 SEC. E 100.00 FT., TO AN IRON PIN, FOR THE NORTHEAST CORNER OF THIS,

THENCE S 27 DEG. 50 MIN. 52 SEC. E 200.00 FT., TO THE POINT OF BEGINNING.

EXHIBIT "A"

RECEIVED 10:41 AM
MAY 07 2020
JA "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 21, 2016, executed by **MATTHEW CODY EVANS AND KATHERINE ROSE KLOSTERMAN, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2016020653, Official Public Records of McLennan County, Texas; said Deed of Trust being re-recorded under Instrument No. 2016026803, Official Public Records of McLennan County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis or Kathy Arrington, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, June 2, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the McLennan County Courthouse at the place designated by the Commissioner's Court for such sales in McLennan County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2016 CMH Manufactured Home, Serial No. CSS017628TXAB.

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.

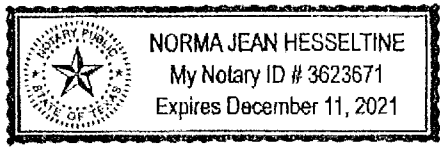
EXECUTED this 4th day of May, 2020.

K Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umblaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 4th day of May, 2020, to certify which witness my hand and official seal.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being all that tract of land in McLennan County, Texas, part of the LEMUEL RICE SURVEY, ABSTRACT NO. 1054, and being that called 6.66 acre tract of land described in a deed to Jay E. Johnson, recorded in Volume 1616, Page 527 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found for the North corner of said 6.66 acre tract, on the Southwest line of that called 3 acre tract referenced in an Affidavit of Heirship recorded in Clerk's File Number 2008031323 of the Official Public Records of McLennan County, Texas, and described in a deed recorded in Volume 1142, Page 407 of said Deed Records and on the Northeast line of Patton Lake Road;

THENCE South 31 degrees 39 minutes 23 seconds East 1121.71 feet to a 3/8 inch steel rod found for the East corner of said 6.66 acre tract, the Northeast corner of that called 6.8 acre tract described in a deed to Joyce Walker, recorded in Clerk's File Number 2014014204 of said Official Public Records, said 6.8 acre being further described in Volume 1713, Page 527 of said Deed Records, and on the Southwest line of said 3 acre tract;

THENCE South 56 degrees 58 minutes 15 seconds West 257.96 feet to a 3/8 inch steel rod found for the South corner of said 6.66 acre tract, the East corner of that called 6.66 acre tract of land described in a deed to Lizzie B. Cooper, recorded in Volume 1616, Page 519 of said Deed Records;

THENCE North 31 degrees 38 minutes 57 seconds West 1129.03 feet to a 3/8 inch steel rod found for the West corner of said 6.66 acre Johnson tract and for the North corner of said 6.66 acre Cooper tract, on the Southeast line of said Patton Lake Road;

THENCE North 58 degrees 35 minutes 50 seconds East 257.75 feet to the POINT OF BEGINNING, containing 6.661 acres of land, more or less.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

RECEIVED 4:35 P M
MAY 08 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** Lot 12 in Block 11 of the University Heights Addition to the City of Waco, McLennan County, Texas, as per plat of said Addition recorded in Volume 65, Page 613 of the Deed Records of the McLennan County, Texas. Having a current address of 2409 Herring, Waco, Texas 76708.

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

Date: June 2, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: McLennan County Courthouse in Waco, Texas, at the following location: 2nd floor of the courthouse steps, facing Washington Avenue.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by DAVID NEVAREZ. The deed of trust is dated July 10, 2007, and is recorded under Clerk's File#2007025530, of the Official Public Records, McLennan County.

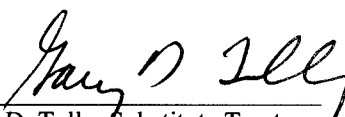
5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$37,000.00, executed by DAVID NEVAREZ and payable to the order of HELTON FAMILY TRUST, DARRELL W. HELTON, TRUSTEE.; and all renewals and extensions of the note. HELTON FAMILY TRUST, DARRELL W. HELTON, TRUSTEE, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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

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

DATED May 8, 2020.


Gary D. Tully, Substitute Trustee
8300 Old McGregor Road, Suite 1A
Woodway, Texas 76712
Telephone: 254-772-6525
Fax: 254-772-6515

**CERTIFIED MAIL NO. 7019 1640 0000 6051 5632 RETURN RECEIPT REQUESTED AND BY
REGULAR MAIL**

RECEIVED 4:55 PM

MAY 08 2020

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** Lot 18 in Block 8 of the Terrace Heights Addition to the City of Waco, McLennan County, Texas, as per plat of said Addition recorded in the Deed Records of McLennan County, Texas. Having a current address of 3709 Speight, Waco, Texas 76711.

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

Date: June 2, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: McLennan County Courthouse in Waco, Texas, at the following location: 2nd floor of the courthouse steps, facing Washington Avenue.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by ROSELINDA MELENDEZ. The deed of trust is dated October 18, 2018, and is recorded under Clerk's File#2018036938, of the Official Public Records, McLennan County.

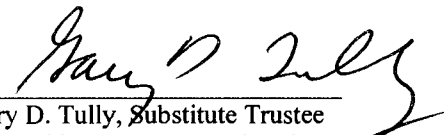
5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$48,000.00, executed by ROSELINDA MELENDEZ and payable to the order of HELTON FAMILY TRUST, DARRELL W. HELTON, TRUSTEE.; and all renewals and extensions of the note. HELTON FAMILY TRUST, DARRELL W. HELTON, TRUSTEE, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

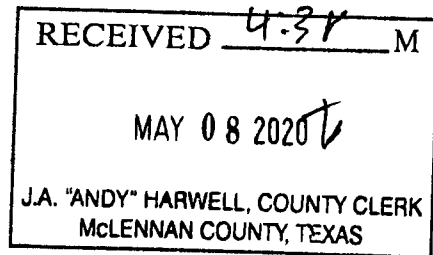
6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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

DATED May 8, 2020.


Gary D. Tully, Substitute Trustee
8300 Old McGregor Road, Suite 1A
Woodway, Texas 76712
Telephone: 254-772-6525
Fax: 254-772-6515

**CERTIFIED MAIL NO. 7019 1640 0000 6051 5649 RETURN RECEIPT REQUESTED AND BY
REGULAR MAIL**



NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** Lot 30 in Block 2 of the Willow Wood Addition to the City of Waco, McLennan County, Texas, as per plat of said Addition as per plat recorded in Volume 275, Page 171, Deed Records of McLennan County, Texas. Having a current address of 605 N. 24th, Waco, Texas 76707.

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

Date: June 2, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: McLennan County Courthouse in Waco, Texas, at the following location: 2nd floor of the courthouse steps, facing Washington Avenue.

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4. **Type of Sale.** The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by DAVID CONTRERAS. The deed of trust is dated July 14, 2019, and is recorded under Clerk's File#2019023417, of the Official Public Records, McLennan County.

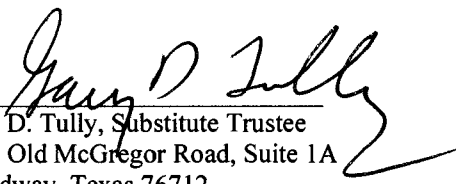
5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$58,500.00, executed by DAVID CONTRERAS and payable to the order of HELTON FAMILY TRUST, DARRELL W. HELTON, TRUSTEE.; and all renewals and extensions of the note. HELTON FAMILY TRUST, DARRELL W. HELTON, TRUSTEE, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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DATED May 8, 2020.


Gary D. Tully, Substitute Trustee
8300 Old McGregor Road, Suite 1A
Woodway, Texas 76712
Telephone: 254-772-6525
Fax: 254-772-6515

**CERTIFIED MAIL NO. 7019 1640 0000 6051 5656 RETURN RECEIPT REQUESTED AND BY
REGULAR MAIL**