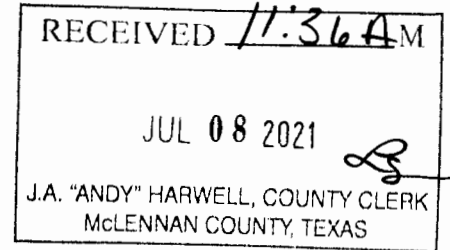


NOTICE OF SUBSTITUTE TRUSTEE'S SALE



STATE OF TEXAS §
 §
COUNTY OF McLENNAN §

WHEREAS, by that certain Deed of Trust (with Security Agreement and Assignment of Rents and Leases) (“Deed of Trust”) dated September 7, 2010, recorded as Instrument No. 2010028298 of the Official Public Records of McLennan County, Texas, **WACO EXPRESS MART, INC.** conveyed to **LUKE LIVELY** (the “Trustee”) certain real property therein described (the “Property”) to secure that certain Note (the “Note”) described in said Deed of Trust, as may have been modified and renewed; and

WHEREAS, HANMI BANK, SUCCESSOR-IN-INTEREST TO UNITED CENTRAL BANK, is the legal and equitable owner and holder of the Note and all renewals and modifications thereof, and Beneficiary of the Deed of Trust; and

WHEREAS, Substitute Trustees have been appointed in the place of the Trustee in the manner authorized by the Deed of Trust; and

WHEREAS, the indebtedness under the terms of the Note and Deed of Trust and all renewals and modifications thereof has been duly accelerated, and the entire unpaid principal balance and all accrued but unpaid interest owing thereunder is now wholly due and owing, and **HANMI BANK** has requested a Substitute Trustee to sell the Property in accordance with §51.002 of the Texas Property Code and the terms of the Deed of Trust in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **August 3, 2021**, a Substitute Trustee will sell the Property where such sales are to take place to wit:

The top of the outside steps to the second floor in front of the Courthouse at 501 Washington Avenue, Waco, Texas 76701 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except the Lender/Beneficiary’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The earliest time at which the sale will occur is **1:00 p.m.** The sale will begin at that time or not later than three (3) hours after that time.

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.

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.

The Property, commonly known as 8309 Highway 6 North, Waco, Texas 76712, is more specifically described as follows:

SEE ATTACHED EXHIBIT "A".

The Property may be sold either as a whole, or in lots, tracts, parcels or units as determined by the Substitute Trustee.

Formal notice is hereby given that the sale noticed herein shall include the interest of Grantor in all improvements and fixtures and other property, and personal property, covered by (i) the Deed of Trust, and (ii) any other agreements or other documents executed in connection with or as security for the Note, Beneficiary having directed a Substitute Trustee to sell, and a Substitute Trustee hereby noticing the sale of, said fixtures and personalty, pursuant to the rights granted to the Beneficiary under Section 9.604(a)(2) of the Texas Business and Commerce Code.

EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOU 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 on the 1th day of July, 2021.

By: *Laura L. Worsham*
KEVIN J. ALLEN, LAURA L. WORSHAM,
TY J. JONES and/or LYNN SCHLEINAT,
Substitute Trustee

Addresses for Substitute Trustees:

Kevin J. Allen
8828 Greenville Ave.
Dallas, TX 75243

or

Laura L. Worsham
8828 Greenville Ave.
Dallas, TX 75243

or

Ty J. Jones
8828 Greenville Ave.
Dallas, TX 75243

or

Lynn Schleinat
8828 Greenville Ave.
Dallas, TX 75243

EXHIBIT "A"

Legal Description of Property

BEING all that tract of land in McLennan County, Texas, out of the A. S. Anderson Survey, and being all of that called 5.01 acres of land described in a deed to Corbitt, Pennington and Smart, LP, recorded in Volume 651, Page 788 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 3/8 Inch steel rod found in the Northwest line of F. M. Highway 185, known as Cedar Rock Parkway, at the South corner of said 5.01 acres;

THENCE North 29 degrees 00 minutes 59 seconds West, 262.57 feet to a 3/8 Inch steel rod found at the most Southerly West corner of said 5.01 acres;

THENCE North 25 degrees 33 minutes 41 seconds East, 281.75 feet to a 1/2 Inch steel rod found at the most Northerly West corner of said 5.01 acres, at the West corner of that called 0.75 acres of land described in a deed to Jon Collins, recorded in County Clerk's File Number 2001029733 of the Official Public Records of McLennan County, Texas;

THENCE South 53 degrees 21 minutes 54 seconds East, 152.45 feet to a 1/2 Inch steel rod found at an inside corner of said 5.01 acres, at the South corner of said 0.75 acres;

THENCE North 25 degrees 47 minutes 04 seconds East, 229.94 feet to a 1/2 Inch steel rod found in the Southwest line of State Highway 6, at the North corner of said 5.01 acres, at the East corner of said 0.75 acres;

THENCE South 64 degrees 57 minutes 59 seconds East, 389.96 feet to a 3/8 Inch steel rod found at a cutback in the Southwest line of State Highway 6, at the most Northerly East corner of said 5.01 acres;

THENCE South 01 degrees 12 minutes 50 seconds East, 94.35 feet to a 3/8 Inch steel rod found at a cutback in the Northwest line of Cedar Rock Parkway, at the most Southerly East corner of said 5.01 acres;

THENCE South 59 degrees 13 minutes 48 seconds West (Bearing Basis), 665.59 feet to the Point of Beginning, containing 5.009 acres of land.

Notice of Trustee's Sale

RECEIVED 9:38 AM
JUL 08 2021
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

Date: July 8, 2021

Trustee: **SIDNEY KACIR**

Trustee Address: 1821 Everton Drive, Temple, TX 76504

Mortgagee: **JOHN C. PEMBERTON**

Note:

Date: February 16, 2018
Principal amount: \$31,000.00

Deed of Trust

Date: February 16, 2018
Grantors: **MARGARITO R. RODRIGUEZ**
Mortgagee: **JOHN C. PEMBERTON**

Recording information: Document No. 2018-005679, Official Public Records of McLennan County, Texas

Property: Being a 0.159 acre, being a part of Block One (1), of The Original Town of Moody, McLennan County, Texas, as per plat of record in Volume 34, Page 429, of the Deed Records of McLennan County, Texas and being more fully described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes. This being the same property known locally as 602 Whitson Street, Moody, Texas.

County: McLennan

Date of Sale: August 3, 2021

Time of Sale: 10:00 a.m.

Place of Sale: At the top of the outside steps to the 2nd floor in front of the Courthouse on Washington Avenue, 501 Washington Avenue, Waco, Texas 76701

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.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS."

The sale will begin at the Time of Sale or not later than three hours thereafter.

EXECUTED this 8th day of July, 2021.



SIDNEY KACIR, Trustee

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 8th day of July, 2021, by **SIDNEY KACIR**.



Notary Public, State of Texas

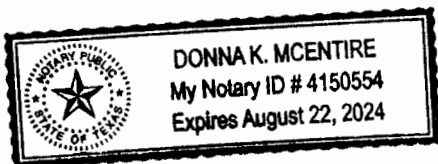


EXHIBIT "A"

Being a 0.159 acre, being a part of Block One (1), of The Original Town of Moody, McLennan County, Texas, as per plat of record in Volume 34, Page 429, of the Deed Records of McLennan County, Texas and embracing that certain tract of land described in a deed to Brenda Bowman Hale, of record in Volume 1599, Page 865 of the Deed Records of McLennan County, Texas, said Hale tract being originally severed from that certain tract of land described in a deed to Buck B. Parham and wife, Eva Adell Parham, of record in Volume 1149, Page 772 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the south margin of Whitson Street, same being the north line of said Block 1, being the northeast corner of said Hale tract and said Parham tract, also being the northwest corner of that certain tract described in a deed to Cecil Dowell and wife, Erma Dowell, of record in Volume 1054, Page 623 of the Deed Records of McLennan County, Texas and being the northeast corner of this tract.

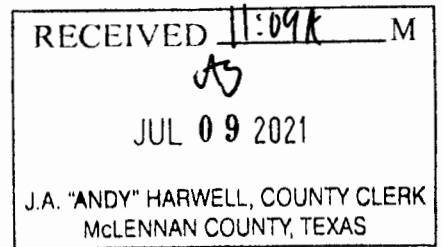
THENCE in a southerly direction, with the east line of said Hale tract (record call of S 15 deg W, 85 feet) same being the west line of said Dowell tract (record call of South 135 feet) SOUTH 15 deg 00 min 00 sec West, a distance of 85.00 feet to a 3/8" iron rod found being the southeast corner of said HALE tract, same being the northeast corner of that certain tract described in a deed to James L. Storey and wife, Arlyn R. Storey, of record in Volume 1342, Page 509 of the Deed Records of McLennan County, Texas, being the southeast corner of this tract, from which a 1/2" iron rod found being the southeast corner of said STOREY tract and the southwest corner of said DOWELL tract bears: SOUTH 15 deg 04 min 50 sec WEST, a distance of 49.89 feet.

THENCE in a westerly direction, with the north line of said STOREY tract (record call of N 74 deg 53 min W, 82 feet) same being the south line of said HALE tract (record call of N 74 deg 53 min W, 82 feet) NORTH 74 deg 50 min 34 sec WEST, a distance of 81.90 feet to a 1/2" iron rod found, being a corner of said STOREY tract, same being the southwest corner of said HALE tract and being the southwest corner of this tract.

THENCE in a northerly direction, with the west line of said HALE tract (record calls of N 15 deg E, 11 feet and N 20 deg 33 min 33 sec E, 81.19 feet) also along an east line of said STOREY tract (record call of N 15 deg E, 11 feet) for the following TWO (2), courses and distances:

- 1). NORTH 15 deg 06 min 19 sec EAST, a distance of 10.84 feet to a 1/2" iron rod found, being the northern most northeast corner of said STOREY tract, being a corner of said HALE tract, and being a corner of this tract, from which a 1/2" iron rod found in the east margin of AVENUE "A", same being the west line of said PARHAM tract, and being the northwest corner of said STOREY tract bears: NORTH 74 deg 50 min 33 sec WEST, a distance of 82.23 feet.
- 2). NORTH 20 deg 33 min 33 sec EAST, a distance of 81.19 feet to a 1/2" iron rod found in the south margin of said WHITSON STREET, same being the north line of said PARHAM tract, being the northwest corner of said HALE tract, and being the northwest corner of this tract, from which a 1/2" iron rod found being the northwest corner of said PARHAM tract bears: NORTH 69 deg 42 min 42 sec WEST, a distance of 90.39 feet.

THENCE in an easterly direction, with the south margin of said WHITSON STREET, same being the north line of said HALE tract (record call of S 69 deg 39 min E, 74.35 feet) SOUTH 69 deg 41 min 48 sec EAST, a distance of 74.33 feet to the POINT OF BEGINNING, containing 0.159 acre of land.



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:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

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

time, and place:

Date: Tuesday, August 3, 2021

Time: The sale shall begin no earlier than 1:00 a.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 refileing 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 "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 nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Don Allen Martin and Cristella P. Martin, dated July 11, 2012, and recorded in Document Number 2012021035 of the Official Public Records of McLennan County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$165,750.00 executed by Don Allen Martin and Cristella Pena Martin payable to the order of First National Bank of Central Texas which indebtedness was renewed and extended pursuant to an Extension and Modification of Real Estate Note & Lien dated January 11, 2016 executed by Allen Lantz Martin payable to First National Bank of Central Texas, and recorded in Document Number 2016006725 of the Official Public Records of McLennan County, Texas (collectively the "Obligation"). First National Bank of Central Texas 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: July 9, 2021.



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@haleyolso.com

EXHIBIT A

LEGAL DESCRIPTION

Legal description of the land:

TRACT ONE:

FIELD NOTES OF A 5.68 ACRE TRACT OF LAND OUT OF AND A PART OF THE CARLOS O'CAMPO GRANT IN MCLENNAN COUNTY, TEXAS, AND BEING ALSO OUT OF THAT CERTAIN TRACT OF LAND CONVEYED AS FIVE TRACTS IN A DEED FROM C. W. CAMP AND KARMA CAMP TO BOB SALLEY AND EUGENE SWANSON, DATED AUGUST 9, 1976, AND OF RECORD IN VOLUME 1230, PAGE 442, DEED RECORDS OF MCLENNAN COUNTY, TEXAS; SAID 5.68 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AS A POINT OF REFERENCE, AT AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF STEGALL ROAD WITH THE EAST LINE OF STOVALL LANE, SAME BEING ALSO THE SOUTHWEST CORNER OF A TRACT DESCRIBED AS CONTAINING 14.97 ACRES AND REFERRED TO AS "FIFTH TRACT" IN THE AFOREMENTIONED SALLEY-SWANSON DEED OF RECORD.

THENCE WITH THE EAST LINE OF STOVALL LANE ALONG THE FOLLOWING THREE CALLS:

- 1.) N 27 DEG. 56 MIN. W, 623.1 FEET;
- 2.) N 28 DEG. 02 MIN. W, 505.00 FEET; AND
- 3.) N 28 DEG. 20 MIN. W, 355.9 FEET TO AN IRON PIN SET FOR THE TRUE POINT OF BEGINNING AND THE SOUTHWEST CORNER THEREOF.

THENCE CONTINUING WITH THE EAST LINE OF SAID STOVALL LANE, N 27 DEG. 53 MIN. W, 648.0 FEET TO AN IRON PIN SET AT THE INTERSECTION WITH THE SOUTH LINE OF A PROPOSED 50 FOOT WIDE ROAD BOUNDING THIS TRACT ON THE NORTH.

THENCE WITH THE SOUTH LINE OF SAID PROPOSED ROAD, N 61 DEG. 27 MIN. E, 379.8 FEET TO AN IRON PIN SET FOR THE NORTHEAST CORNER HEREOF.

THENCE S 28 DEG. 00 MIN. E, 651.6 FEET TO AN IRON PIN SET FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 62 DEG. 00 MIN. W, 381.2 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.68 ACRES OF LAND.

TRACT TWO:

FIELD NOTES OF A 5.00 ACRE TRACT OF LAND OUT OF AND A PART OF THE CARLOS O'CAMPO GRANT IN MCLENNAN COUNTY, TEXAS, AND BEING ALSO OUT OF THAT CERTAIN TRACT OF LAND CONVEYED AS FIVE TRACTS IN A DEED FROM C. W. CAMP AND KARMA CAMP TO BOB SALLEY AND EUGENE SWANSON, DATED AUGUST 9, 1976, AND OF RECORD IN VOLUME 1230, PAGE 442, DEED RECORDS OF MCLENNAN COUNTY, TEXAS; SAID 5.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AS A POINT OF REFERENCE, AT AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF STEGALL ROAD WITH THE EAST LINE OF STOVALL LANE, SAME BEING ALSO THE SOUTHWEST CORNER OF A TRACT DESCRIBED AS CONTAINING 14.97 ACRES AND REFERRED TO AS

LEGAL DESCRIPTION

(Continued)

"FIFTH TRACT" IN THE AFOREMENTIONED SALLEY-SWANSON DEED OF RECORD.

THENCE WITH THE EAST LINE OF SAID STOVALL LANE ALONG THE FOLLOWING FOUR CALLS:

1.) N 27 DEG. 56 MIN. W, 623.1 FEET;

2.) N 28 DEG. 02 MIN. W, 505.0 FEET;

3.) N 28 DEG. 20 MIN. W, 355.9 FEET;

4.) N 27 DEG. 53 MIN. W, 648.0 FEET TO AN IRON PIN AT THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A PROPOSED 50 FOOT WIDE ROAD RUNNING NORTHEASTERLY.

THENCE WITH THE SOUTH LINE OF SAID PROPOSED ROAD, N 61 DEG. 27 MIN. E, 379.8 FEET TO AN IRON PIN SET FOR THE TRUE POINT OF BEGINNING AND THE NORTHWEST CORNER HEREOF.

THENCE CONTINUING WITH THE SOUTH LINE OF SAID PROPOSED ROAD, N 61 DEG. 27 MIN. E, 325.8 FEET TO AN IRON PIN SET FOR THE NORTHEAST CORNER HEREOF.

THENCE S 28 DEG. 00 MIN. E, 707.9 FEET TO AN IRON PIN SET FOR THE SOUTHEAST CORNER HEREOF.

THENCE S 61 DEG. 29 MIN. W, 93.8 FEET TO AN IRON PIN FOR A CORNER HEREOF.

THENCE N 28 DEG. 00 MIN. W, 53.9 FEET TO AN IRON PIN FOR AN INSIDE CORNER HEREOF.

THENCE S 62 DEG. 00 MIN. W, 231.9 FEET TO AN IRON PIN FOR THE SOUTHWEST CORNER HEREOF.

THENCE N 28 DEG. 00 MIN. W, 651.6 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Trustee's Sale

Date: July 9, 2021

Trustee: Stephen Reed

Mortgagee: Carol Radney, as her separate property and estate

Note: February 11, 2019

Deed of Trust

Date: February 11, 2019

Grantor: Robert R. Wade and spouse, Shea L. Wade

Mortgagee: Carol Radney, as her separate property and estate

Recording information: Clerk's File Number 2019013697 of the Official Public Records of McLennan County, Texas.

Property:

BEING Eighteen (18) and Nineteen (19) in Block Thirty-One (31) of the Original Town of Mart, McLennan County, Texas, as per plat recorded in Volume 139, Page 222 of the McLennan County Deed Records and being the same property described in Warranty Deed with Vendor's Lien dated February 28, 2014, executed by Tim Alan Smith and spouse, Debra Lynn Smith to Thomas W. Potts also known as Thomas Potts and of record in Clerk's Instrument Number 2014005550 of the Official Public Records of McLennan County, Texas.

County: McLennan County

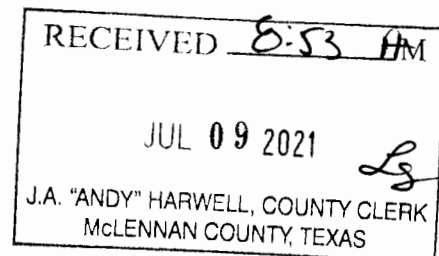
Date of Sale (first Tuesday of month): August 3, 2021

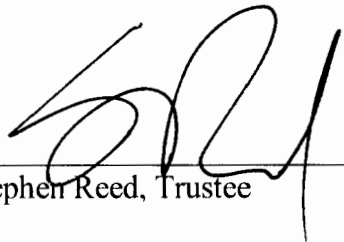
Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: The top of the outside steps to the second floor in front of the McLennan County Courthouse located on Washington Avenue, 501 Washington Avenue, Waco, McLennan County, Texas 76701.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

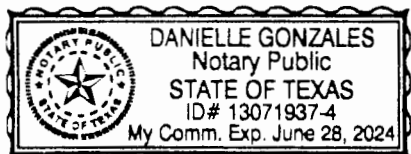


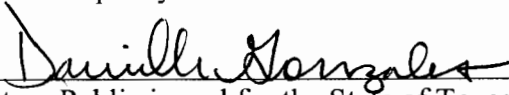


Stephen Reed, Trustee

THE STATE OF TEXAS
COUNTY OF McLennan

This instrument was acknowledged before me on this 9th day of July,
2021, by Stephen Reed, as Trustee and in the capacity therein stated.





Notary Public in and for the State of Texas

PREPARED IN THE LAW OFFICE OF:
REED & REED, L.L.P.

RECEIVED 2:20P M

AS
JUN 17 2021

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MCLENNAN County

Deed of Trust Dated: June 8, 2006

Amount: \$16,800.00

Grantor(s): ALICIA BAUTISTA and PEDRO FERNANDEZ

Original Mortgagee: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN

Current Mortgagee: WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFA

Mortgage Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC ST., GREENWOOD VILLAGE, CO 80111

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2006020777

Legal Description: LOT 4, BLOCK 2, MASSIER ADDITION, TO THE CITY OF LACY LAKEVIEW, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 899, PAGE 43, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

Date of Sale: August 3, 2021 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

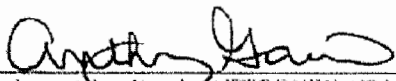
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MCLENNAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

PAMELA THOMAS OR AARTI PATEL, GARRETT SANDERS, DYLAN RUIZ, KRISTOPHER HOLUB, JACK BURNS II, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, JANET PINDER, DENISE BOERNER, MICHELLE SCHWARTZ, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DANA KAMIN, ANGIE USELTON, JANET PINDER OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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



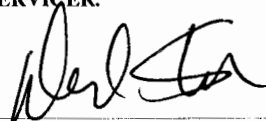
Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2019-001539



c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850

Addison, TX 75254

RECEIVED 2:18 PM
 JUN 24 2021
 J.A. "ANDY" HARWELL, COUNTY CLERK
 McLENNAN COUNTY, TEXAS

20-065077

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: August 15, 2013	Original Mortgagor/Grantor: JONI GAYLE SHOAF
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ROYAL UNITED MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2013033086	Property County: McLENNAN
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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.

Secures: Note in the original principal amount of \$102,400.00, executed by JONI G SHOAF and payable to the order of Lender.

Property Address/Mailing Address: 640 BARTON CREEK DR, HEWITT, TX 76643

Legal Description of Property to be Sold: BEING LOT TWO (2) IN BLOCK THREE (3) OF THE WILLOW CREEK ADDITION, PART TWO, TO THE CITY OF HEWITT, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 461, PAGE 106, OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS.
 APN #: 146556.

Date of Sale: August 03, 2021	Earliest time Sale will begin: 10:00 AM
--------------------------------------	------------------------------------------------

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested 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 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis or Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, 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 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis or Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis or Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



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, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners,
PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth,
Georgia 30097; PH: (470)321-7112

NOTICE OF SUBSTITUTE TRUSTEE'S 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 OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 055620-TX

Date: June 29, 2021

County where Real Property is Located: Falls

RECEIVED 12:17P M
AS
JUL 01 2021
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

ORIGINAL MORTGAGOR: MARK A. GARNER AND SPOUSE, CHRISTIANNE M. GARNER

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR UNITED LENDING PARTNERS, LP, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/15/2004, RECORDING INFORMATION: Recorded on 9/20/2004, as Instrument No. 2280 in Book 166 Page 872

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **FIELD NOTES FOR 2.00 ACRES OF LAND OUT OF THE HENRY FANTHARP SURVEY, ABSTRACT NO. 176, IN MCLENNAN COUNTY, TEXAS, BEING A PART OF THAT CALLED 20 ACRE TRACT CONVEYED TO DAVID L. GARNER AND CYNTHIA A. GARNER BY A CORRECTION WARRANTY DEED DATED FEBRUARY 10, 2000, AND RECORDED IN VOLUME 166, PAGE 525, OF THE FALLS COUNTY, TEXAS, OFFICIAL RECORDS. AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/3/2021**, the foreclosure sale will be conducted in Falls County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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



4732398

AP NOS/SOT 08212019

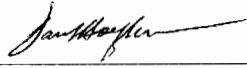
Matter No.: 055620-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, KATHLEEN ADKINS, REID RUPLE, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(c) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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

By: _____


Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:

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

EXHIBIT A

Field notes for 2.00 acres of land out of the Henry Fantharp Survey, Abstract No. 176, in McLennan County, Texas, being a part of that called 20 acre tract conveyed to David L. Garner and Cynthia A. Garner by a Correction Warranty Deed dated February 10, 2000, and recorded in Volume 166, Page 525, of the Falls County, Texas, Official Records. The said 2.00 acres is shown on the attached plat and is more particularly described by metes and bounds as follows:

Beginning at a mag nail placed in asphalt pavement in the center of County Road No. 118, being at the southeast corner of said 20 acre tract, and being the southeast corner of the herein described tract.

THENCE S 61deg 00min 00sec W (Basis of Bearings) 168.00 ft. along the south line of said 20 acre tract, and with said road, to a mag nail placed in asphalt pavement for the southwest corner of the herein described tract,

THENCE N 29deg 09min 56sec W, at 30 ft. pass a 1/2" diameter iron rod placed for reference, a total distance of 518.50 ft. to a 1/2" diameter iron rod placed for the northwest corner of the herein described tract,

THENCE N 62deg 00min 00sec E 168.00 ft. to a 1/2" diameter iron rod placed in the east line of said 20 acre tract for the northeast corner of the herein described tract,

THENCE S 29deg 09min 56sec E along the east line of said 20 acre tract, at 488.70 ft. pass a nail found in concrete, a total distance of 518.50 ft. to the POINT OF BEGINNING.

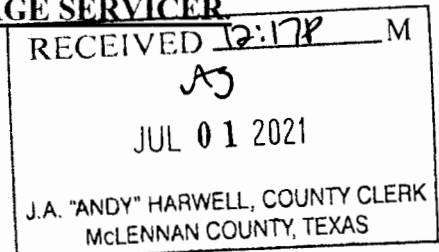
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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 OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 094383-1X

Date: June 29, 2021

County where Real Property is Located: McLennan



ORIGINAL MORTGAGOR: GEORGE GERNANDT AND SPOUSE, SHELLIE A. GERNANDT

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 6/1/2005, RECORDING INFORMATION: Recorded on 6/3/2005, as Instrument No. 2005020998

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 16, BLOCK E, ROLLING HILLS ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 930, PAGE 352, DEED RECORDS, MCLENNAN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/3/2021**, the foreclosure sale will be conducted in **McLennan** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

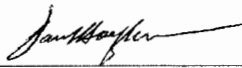
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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



Matter No.: 094383-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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

By: 
Paul A. Hoelker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

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

RECEIVED 12:17P M
A3
JUL 01 2021
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: 08/03/2021

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.

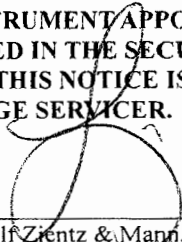
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____, whose address is c/o 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.

A

NOTICE OF SUBSTITUTE TRUSTEE'S 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 OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 096624-TX

Date: June 29, 2021

County where Real Property is Located: McLennan

ORIGINAL MORTGAGOR: LUIS A. MORA, A SINGLE PERSON

ORIGINAL MORTGAGEE: WELLS FARGO BANK, NATIONAL ASSOCIATION

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

RECEIVED 12:17P M
AS
JUL 01 2021
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

DEED OF TRUST DATED 11/1/2012, RECORDING INFORMATION: Recorded on 11/5/2012, as Instrument No. 2012034793

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 3, IN BLOCK 2 OF, THE ULLRICH'S CEDAR CREST AN ADDITION TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 275, PAGE 194, OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/7/2021, the foreclosure sale will be conducted in McLennan County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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



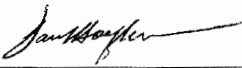
4732394

Matter No.: 096624-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, RUSSELL STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

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