

instrument dated November 16, 2020, recorded in of the real property records of McLennan County, Texas as Doc No. 2021018535 on May 14, 2021.

Property: Lot Nine (9) in Block Eleven (11), of the Huaco Heights Addition to the City of Waco, McLennan County, Texas, as per Plat of said Addition duly recorded in Volume 254, Page 506 Of The Deed Records Of McLennan County, Texas, and being the same and identical property described in Volume 1091, Page 280 of the deed records Of McLennan County, Texas.

More commonly known as, 625 North 33rd Street, Waco, Texas 76707

Foreclosure Sale

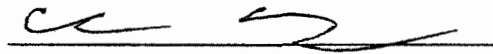
Date of Sale Tuesday, August 3, 2021

Time of Sale As listed at the McLennan County Records Office, 214 N 4th St, Waco, TX 76701 on the public computer terminals located at the McLennan County Clerks Office on the 2nd Floor and posted on a bulletin board located outside of the McLennan County Court house.

Place of Sale: As listed at the McLennan County Records Office, 214 N 4th St, Waco, TX 76701 on the public computer terminals located at the McLennan County Clerks Office on the 2nd Floor and posted on a bulletin board located outside of the McLennan County Court house.

Holder has appointed Christopher Welsh and Marcus Morriss, each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, 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, OR QUIET ENJOYMENT OR THE LIKE FOR THE PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 p.m. local time.



Christopher Welsh, Esq., Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 12th day of July, 2021, by Christopher Welsh, Esq., as substitute trustee.

SEAL:  
Notary Public, State of Texas

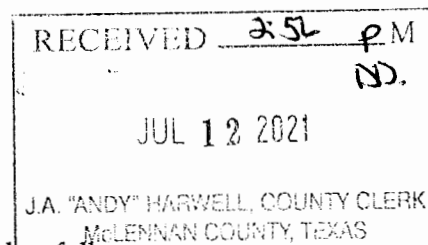
My Commission Expires: 11/19/2024

Printed Name of Notary: Meagan Elkins

After recording return to:

Christopher Welsh
Law Offices of Christopher Welsh, PLLC
4925 Greenville Ave., Suite 200
Dallas, TX 75206

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:

Tract One:

BEING Lot Sixteen (16) In Block Five (5) of the Queencrest Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 232, Page 151 of the Deed Records of McLennan County, Texas.

Tract Two:

BEING Lot Seventeen (17) in Block Five (5) of the Queencrest Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 232, Page 151 of the Deed Records of McLennan County, Texas.

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

Date: 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 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 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 Mark A. Baker, dated November 15, 2012, and recorded in Document Number 2012036218 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 \$100,000.00 executed by Mark A. Baker payable to the order of First National Bank of Central Texas which indebtedness was most recently renewed and extended in that certain Change in Terms Agreement dated March 30, 2018 in the principal amount of \$87,623.48 (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 12, 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECEIVED 10:37 AM
JUL 12 2021
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

STATE OF TEXAS §
 §
COUNTY OF McLENNAN §

KNOW ALL MEN BY THESE PRESENTS:

That notice is hereby given of a public non-judicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is located in McLennan County, Texas, and more particularly described as follows:

Lot 2 in Block 124 in the Supplement No. 1 West Addition to the town of Mart, McLennan County, Texas, Volume 359, Page 611, of the deed records of McLennan County Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust, if any.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

DATE: August 3, 2021
TIME: Not earlier than 10:00 AM, or within three (3) hours thereafter.
PLACE: 215 N. 5th Street, Waco, Texas 76701, at the area designated by the McLennan County Commissioner's Court for foreclosure sales.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Valerie Castro. The Deed of Trust is dated December 3, 2017, and is recorded in the Office of the County Clerk of McLennan County, Texas, as **Document No. 2017040043.**

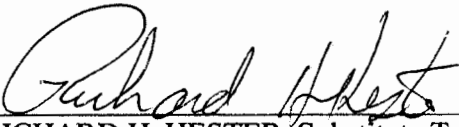
5. **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to the Promissory Note in the principal sum of \$13,000.00, executed by Valerie Castro, and payable to the order of The Denley Group, LLC. The Denley Group, LLC is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

As of May 7, 2021, there was owed \$13,054.52 on the Note in principal and interest, plus additional amounts for late fees and attorneys' fees. The Note is bearing interest at the rate of \$3.02 per day thereafter. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

The Denley Group, LLC
3008 Canton Street
Dallas, Texas 75226

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED this the 12th day of July, 2021.



RICHARD H. HESTER, Substitute Trustee

AFTER RECORDING RETURN TO:

HESSE, HESSE & BLYTHE, PC
Attn: Jordan Hesse
5560 Tennyson Parkway
Suite 250
Plano, Texas 75024

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 Foreclosure Sale

Date: July 13, 2021

Deed of Trust

Dated: July 1, 2010
Grantor: Mohammad Younas
Trustee: Vance Dunnam, Jr.
Substitute Trustee: Karl R. Quebe
Holder: Sabera, Inc.

Recorded in: Deed of Trust recorded under County Clerk's File No. 2010023588 Official Public Records, McLennan County, Texas;

Legal Description:

Part of the Jacob Walker Survey, Abstract Number 885, situated in Lacy Lakeview, Texas and embracing the tract described in the deed to Quick-Pak Food Stores, Inc. recorded in Volume 1762, Page 537 of the McLennan County Deed Records, further described on attached Exhibit A.

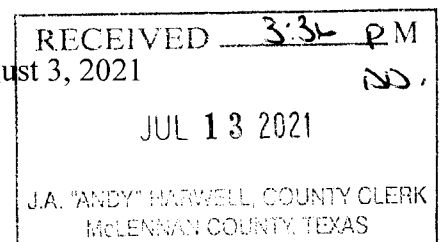
Note Secured by Deed of Trust (Note)

Date: July 1, 2010
Makers: Mohammad Younas
Original Principal Amount: \$165,000.00
Holder: Sabera Inc.

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month):

August 3, 2021



- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
- Place:** McLennan County Courthouse, 501 Washington Ave., Waco Texas. In front of the Courthouse door on the 2nd floor of the Courthouse steps facing Washington Avenue as designated by the County Commissioners.
- 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 Sabera Inc. bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

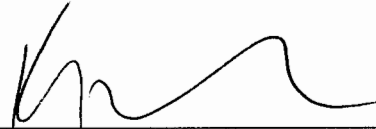
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Sabera, Inc.,. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee.

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

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.



Karl R. Quebe, Substitute Trustee
5400 Bosque Blvd., Ste. 312
Waco, Texas 76710
254-751-1830

RECEIVED 2:40P M
JUL 13 2021
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

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.**

McLennan County Texas Home Equity Security Instrument

Date of Security Instrument: August 11, 2006
Amount: \$85,580.13
Grantor(s): LARRY BETHEA, JR., RECHEL P. BETHEA, RACHEL
PLUMB BETHEA, HUSBAND AND WIFE
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
Original Trustee: TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
JUSTIN NORWOOD
Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 8/18/2006, as Instrument No. 2006030319
McLennan County, Texas
Legal Description: LOT TWENTY-ONE (21) IN BLOCK B OF THE ROLLING
HILLS ADDITION, AS
SHOWN ON THE PLAT THEREOF RECORDED IN
VOLUME 930, PAGE 352, OF THE DEED RECORDS OF
MCLENNAN COUNTY, TEXAS
Date of Sale: 8/3/2021
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **McLennan** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 2/5/2021, under Cause No. 2020-1065-5, in the 414th Judicial District Court of McLennan County, Texas;

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.



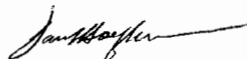
4732690

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 state above or within three (3) hours after that time.

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

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

EXECUTED in multiple originals on 6/29/2021.

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 089343-TX

RECEIVED 2:40P M
JUL 13 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 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 ("Property") to be sold is described as follows:

Being all that tract of land in the City of Hewitt, McLennan County, Texas, out of the Marcellino Martinez Survey, and being all of that called 4.435 acres of land described in a deed to C & J Realty, LLC, recorded under County Clerk's File Number 2005017618 of the Official Public Records of McLennan County, Texas, encompassing Lots 1 through 6, Block C of the Rolling Hills Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 930, Page 352 of the Deed Records of McLennan County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the Deed of Trust described more fully as follows:

Construction Deed of Trust, Security Agreement and Financing Statement ("Deed of Trust") dated June 20, 2013, from GLOBAL GOLDEN, INC., a Texas corporation, as grantor, conveying the Property in trust to John P. Farrell, as trustee, for the benefit of WALLIS STATE BANK, now known as Wallis Bank ("Beneficiary"), recorded under Clerk's File No. 2013026203, Real Property Records, McLennan County, Texas ("Deed of Trust").

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

Date: **August 3, 2021**

Time: The sale will begin no earlier than **10:00 a.m.** or no later than three hours thereafter.

Place: **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.**

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee 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

Global Golden, Inc. a Texas corporation d/b/a Waco Travel Stop, Grantor
Wallis Bank, Lender



4732660

Page 1 of 3

foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale 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 Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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

Pursuant to section 51.0075 of the Texas Property Code, the 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that certain real estate lien note ("Note") dated **June 20, 2013**, in the original principal amount of **ONE MILLION THREE HUNDRED TWENTY-ONE THOUSAND AND 00/100 DOLLARS (\$1,321,000.00)**, executed by **GLOBAL GOLDEN, INC., a Texas corporation**, and payable to the order of **WALLIS STATE BANK, now known as WALLIS BANK**. **WALLIS BANK** is the current owner and holder of the Note and Obligations and is the current Beneficiary under the Deed of Trust.

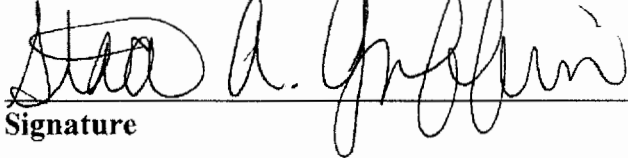
7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, STACIA A. GRIFFIN, KYLE L. DICKSON, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, AND JANET PINDER**, as substitute trustees (each being a "Substitute

Trustee”) in that certain *Appointment of Substitute Trustee* dated July, 2021; to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **GLOBAL GOLDEN, INC., a Texas corporation**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale, the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Staci A. Griffin c/o Murray | Lobb, PLLC, at 700 Gemini, Suite 115, Houston, Texas 77058, phone number (281) 488-0630.

DATED this the 7th day of July, 2021.


Signature

STACI A. GRIFFIN, Substitute Trustee

c/o Murray | Lobb, PLLC
700 Gemini, Suite 115,
Houston, Texas 77058

EXHIBIT "A"

DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING all that tract of land in the City of Hewitt, McLennan County, Texas, out of the Marcellino Martinez Survey, and being all of that called 4.435 acres of land described in a deed to C & J Realty, LLC, recorded under County Clerk's File Number 2005017618 of the Official Public Records of McLennan County, Texas, encompassing Lots 1 through 6, Block C of the Rolling Hills Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 930, Page 352 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the South corner of said 4.435 acres and the Northwest line of Enterprise Boulevard;

THENCE North 28 degrees 34 minutes 38 seconds West (Bearing Basis), 289.77 feet to a 1/2 inch steel rod set at an outside corner in the West line of said 4.435 acres and the South corner of that called Tract Two described in a deed to Chester Curtis McLemore, recorded in Volume 467, Page 704 of the Official Public Records of McLennan County, Texas;

THENCE North 61 degrees 30 minutes 01 seconds East, 106.32 feet to a 5/8 inch steel rod found at an inside corner of said 4.435 acres and the East corner of said Tract Two;

THENCE North 28 degrees 38 minutes 04 seconds West, 62.45 feet to a 1/2 inch steel rod found at an outside corner of said 4.435 acres and the North corner of said Tract Two;

THENCE North 61 degrees 38 minutes 34 seconds East, 64.27 feet to a 5/8 inch steel rod found at an inside corner of said 4.435 acres and the East corner of that called Tract Three described in a deed to Chester Curtis McLemore, recorded in Volume 467, Page 704 of the Official Public Records of McLennan County, Texas;

THENCE North 28 degrees 43 minutes 43 seconds West, 119.58 feet to a 1/2 inch steel rod found at an outside corner of said 4.435 acres, the Northeast corner of said Tract Three and the South line of Rolling Hills Drive;

THENCE Northeasterly, 52.10 feet along a curve to the left, having a radius of 50.00 feet and a central angle of 59 degrees 42 minutes 13 seconds (Chord bears North 31 degrees 26 minutes 31 seconds East, 49.78 feet), to a 1/2 inch steel rod found at an outside corner of said 4.435 acres and the South line of said Rolling Hills Drive;

THENCE North 61 degrees 35 minutes 25 seconds East, 36.70 feet to a 1/2 inch steel rod found in the North line of said 4.435 acres and the South line of Rolling Hills Drive;

THENCE Northeasterly, 209.06 feet along a curve to the left, having a radius of 336.31 feet, (Chord bears North 43 degrees 46 minutes 55 seconds East, 205.71 feet), to a 1/2 inch steel rod found in the Northwest line of said 4.435 acres and the Southeast line of Rolling Hills Drive;

THENCE North 25 degrees 58 minutes 25 seconds East, 45.00 feet to a 1/2 inch steel rod set at the North corner of said 4.435 acres and the intersections of the Southeast line of Rolling Hills Drive and the Southwest line of Gianleigh Drive;

THENCE South 63 degrees 58 minutes 12 seconds East, 280.59 feet to a 1/2 inch steel rod found at the East corner of said 4.435 acres and the intersections of the Southwest line of Gianleigh Drive and the Northwest line of Enterprise Boulevard;

THENCE South 25 degrees 58 minutes 25 seconds West, 10.00 feet to a 1/2 inch steel rod found in the Southeast line of said 4.435 acres and the Northwest line of Enterprise Boulevard;

THENCE South 25 degrees 55 minutes 59 seconds West, 365.35 feet to a 1/2 inch steel rod found at a bend in the Southeast line of said 4.435 acres and the Northwest line of Enterprise Boulevard;

THENCE South 39 degrees 33 minutes 50 seconds West, 370.41 feet to the Point of Beginning, containing 4.435 acres of land.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on May 3, 2013; there are no visible easements, encroachments or protrusions except as shown hereon. Subject property shown hereon appears to be located in flood zone "X", area of minimal flooding, per F.I.R.M. panel number 48309C0550C, effective September 26, 2008. This surveyor makes no guarantees as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.

May 8, 2013

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.

5965-358

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

501 BENTON STREET, BRUCEVILLE, TEXAS 76630

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF MCLENNAN COUNTY

RECORDED ON SEPTEMBER 13, 2016

UNDER DOCUMENT# 2016030114

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

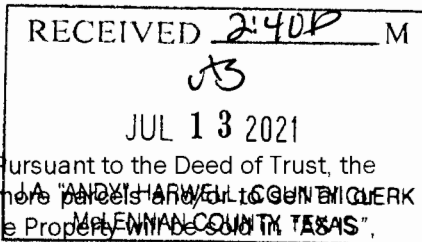
DATE

TIME

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

AUGUST 3, 2021

10:00 AM - 1:00 PM



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 to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold "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.

OBLIGATIONS SECURED

The Deed of Trust executed by WILLIAM TILGHMAN a/k/a WILLIAM BARKER TILGHMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.


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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

DONNA STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, KATHY ARRINGTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE

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

5965-358

**EXHIBIT A – LEGAL DESCRIPTION
for 501 Benton Street, Bruceville, Texas 76630**

BEING A 1.107 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE H. B. WILLIAMS SURVEY IN THE TOWN OF BRUCEVILLE, MCLENNAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 1.107 ACRES IN THE DEED TO DARRELL GLEN BROWN AND ANGELIA E. BROWN RECORDED IN VOLUME 1869, PAGE 276 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE IRON ROD FOUND MARKING THE NORTH CORNER OF THE BEFORE MENTIONED 1.107 ACRE TRACT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BENTON STREET;

THENCE S 29° 02' 51" E (SAME AS DEED CALL) ALONG THE NORTHEAST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 243.00 FEET (SAME AS DEED CALL) TO A 6 INCH DIAMETER FENCE CORNER POST FOUND FOR CORNER MARKING THE EAST CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE S 62° 00' 00" W (BASE BEARING) ALONG THE SOUTHEAST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 229.59 FEET (SAME AS DEED CALL) TO AN IRON ROD FOUND FOR CORNER AT THE SOUTH CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE N 27° 29' 08" W (SAME AS DEED CALL) ALONG THE LOWER SOUTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 128.05 FEET (SAME AS DEED CALL) TO A CHAIN LINK FENCE CORNER POST FOUND FOR CORNER MARKING THE LOWER WEST CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE N 61° 51' 07" E (SAME AS DEED CALL) ALONG THE LOWER NORTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 60.43 FEET (SAME AS DEED CALL) TO AN IRON ROD FOUND FOR CORNER MARKING AN INTERIOR CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE N 27° 32' 03" W (SAME AS DEED CALL) ALONG THE UPPER SOUTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 115.67 FEET (SAME AS DEED CALL) TO AN IRON ROD FOUND FOR CORNER MARKING THE UPPER WEST CORNER OF THE SAID 1.107 ACRE TRACT IN THE BEFORE MENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF BENTON STREET;

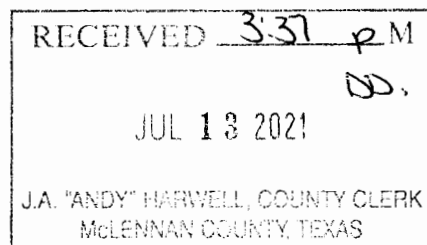
THENCE N 62° 23' 46" E (SAME AS DEED CALL) ALONG THE UPPER NORTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT, SAME BEING THE BEFORE MENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF BENTON STREET FOR A DISTANCE OF 163.00 FEET (SAME AS DEED CALL) TO THE PLACE OF BEGINNING CONTAINING 1.107 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE



NOTICE OF TRUSTEE'S SALE

Date: July 13, 2021
Trustee: John Malone
Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710
Mortgagee: Southwest Funding Group, LLC
Note:

Date: April 25, 2017
Principal Amount: \$35,000.00
Borrower: Leeander Dancer, Jr.
Mortgagee: Southwest Funding Group, LLC

Deed of Trust:

Date: April 25, 2017
Grantor: Leeander Dancer, Jr.
Mortgagee: Southwest Funding Group, LLC
Recording Information: Instrument # 2017015444 in the Official Public Records of McLennan County, Texas

Property: Being forty-three feet (43') off the north or northwest side of Lot Fifteen (15) in Block Two (2) of the Potts-Shear Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 231, Page 264, Deed Records of McLennan County, Texas, and more commonly known as: 212 Walker Street, Waco, Texas 76704

County: McLennan

Date of Sale: August 3, 2021

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

Place of Sale: at the top of the front step of the McLennan County Courthouse in Waco, Texas

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

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

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

John Malone

JOHN MALONE, TRUSTEE (254) 772-3722