

Notice of Foreclosure Sale

Date: April 12, 2022

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Deed of Trust ("Deed of Trust"):

Dated: September 30, 2019
Grantor: RICKY BROWN
Lender: FRANK ARCHULETA

SHELLEY COSTON
BELL COUNTY CLERK

Recording information:

Note and Lien described in the following documents: Deed of Trust ("Deed of Trust") dated September 30, 2019, executed by Ricky Brown, to Matthew M. Cowart, Trustee, securing Frank Archuleta, in the payment of a promissory note in the original principal amount of \$400,000.00 ("Note"), recorded on October 12, 2021, in the Real Property Records of Bell County, Texas.

Property: 8614 W. Trimmier Road, Killeen, Texas 76542, legally described by Field Notes attached hereto as Exhibit A.

Trustee: MATTHEW M. COWART

Trustee's Address: P.O. Box 780805, San Antonio, Texas 78278

Foreclosure Sale:

Date: Tuesday, May 3, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: The sale will take place at the Bell County Clerk's alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Texas.

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 Lender/lienholder's 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, FRANK ARCHULETA, 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 FRANK ARCHULETA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FRANK ARCHULETA's 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If FRANK ARCHULETA 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 FRANK ARCHULETA. 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, 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 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.

If the Grantor has filed for relief under the United States Bankruptcy Code, and such bankruptcy has not been dismissed, then please disregard this notice and have the Grantor's bankruptcy attorney contact the undersigned.



Matthew M. Cowart
Trustee
P.O. Box 780805
San Antonio, Texas 78278
Telephone: (210) 874-2223
Fax: (210) 579-2023
E-mail: mcowartlaw@yahoo.com

SHELLEY COSTON
BELL COUNTY CLERK

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FIELD NOTES for a 18.990 acre tract of land in Bell County, Texas, part of the Moses T. Martin Survey, Abstract No. 963, and the land herein described being all of that called 2.01 acre tract of land described as Tract One, all of that called 2.35 acre tract of land described as Tract Two, and being part of that called 15.0 acre tract of land described as Tract Three, in a deed from Rosch, Inc. to G. W. Shapland and wife, Dorothy Lea Shapland, being of record in Volume 1391, Page 50, Deed Records Of Bell County, Texas.

Beginning at a 1/2" iron rod found in the west line of Llewelyn Ranchettes, an addition to Bell County, Texas, being of record in Cabinet A, Slide 233-D, Plat Records of Bell County, Texas, being the southeast corner of said Tract Three and being the northeast corner of a called 15.0 acre tract of land described in a deed to Jack C. Shapland and G. W. Shapland, being of record in Volume 1165, Page 416, Deed Records of Bell County, Texas, for the southeast corner of this.

THENCE S. 71° 28' 26" W., 1595.71 feet, with the south line of said Tract Three (Deed calls S. 73° 39' 59" W.) and with the north line of said 15.0 acre tract of land (1165/416), to a 1/2" iron rod found in a curve to the left in the east right of way of Trimmer Road, for the southwest corner of this.

THENCE 40.67 feet, with said east right of way of Trimmer Road and said curve to the left (Long Chord bears N. 49° 28' 06" W., 40.67 feet, having a radius of 3859.72 feet, R.O.W. radius calls 3859.72 feet), to a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN" set at the end of said curve the left, for a corner of this.

THENCE N. 49° 45' 43" W., 298.53 feet, continuing with the east right of way of Trimmer Road (R.O.W. calls N. 47° 30' 55" W., 298.16 feet) to a 1/2" iron rod found in the west line of said Tract Three, for a corner of this.

THENCE N. 23° 22' 04" W., 154.66 feet, with the west line of said Tract Three and with the west line of said Tract One (Deed calls N. 19° 08' 58" W.), to a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN" set in the south line of a called 5.168 acre tract of land described in a deed to Malcolm D. Coats and wife Doris F. Coats, being of record in Volume 2295, Page 1, Deed Records of Bell County, Texas, being the northwest corner of said Tract One, for the northwest corner of this.

THENCE N. 68° 53' 51" E., 1760.02 feet, with the north line of said Tract One (Deed calls N. 70° 50' 10" E., 1760.02 feet), with the south line of said 5.168 acre tract of land, with the south line of a called 17.304 acre tract of land described in a deed to Jeffrey M. Lackmeyer, being of record in Volume 5280, Page 626, Official Public Records of Real Property, Bell County, Texas, with the south line of a called 15.35 acre tract of land described in a deed to Jimmy R. Chapman and wife, LaWilda R. Chapman, being of record in Volume 3528, Page 226, Official Public Records of Real Property, Bell County, Texas, and with the south line of a called 0.857 acre tract of land described in a deed to James Flanigan Hester, III and wife, Donna Jean Hester, being of record in Volume 4218, Page 254, Official Public Records of Real Property, Bell County, Texas, to a 1/2" iron rod found in the west line of said Llewelyn Ranchettes, being the northeast corner of said Tract One and being the southeast corner of said 0.857 acre tract of land, for the northeast corner of this.

THENCE S. 21° 23' 45" E., 524.02 feet, with the east line of said Tract One (Deed calls S. 18° 42' 14" E., 50.01 feet) and with the east line of said Tract Three (Deed calls S. 18° 42' 14" E., 473.35 feet), to the PLACE OF BEGINNING, containing 18.990 acres of land.

The bearings for the above described tract of land are based upon Texas State Plane Coordinate System, NAD 83, Texas Central Zone, as per GPS Observations.

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS, that I, Gary
COUNTY OF BELL W. Mitchell, Registered Professional Land Surveyor,
do hereby certify that I did cause to be surveyed on the
Ground the above described tract of land.

IN WITNESS THEREOF, I have signed and sealed this the 16th day of November, 2004 A. D.



Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982

Home Trust (DWG # 04-668-D)
S. Field Notes/Date's FN/home trust 18.990 acres doc

Mitchell & Associates, Inc., 102 N. College St. Killeen, Texas 76541 (254)-634-5541

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SHELLEY COSTON
BELL COUNTY CLERK
VADA J. GUN
CLERK BELL COUNTY TEXAS
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NOTICE OF TRUSTEE'S SALE

SHELLEY COSTON
BELL COUNTY CLERK

Date: April 11, 2022

Trustee: John Malone

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

Mortgagee: Southwest Remodeling Co., Inc.

Note:

Date: April 10, 2017

Principal Amount: \$16,986.00

Borrower: Jackqueline Jones and Dedra Wallace-Jones

Mortgagee: Southwest Remodeling Co., Inc.

Deed of Trust:

Date: April 10, 2017

Grantor: Jackqueline Jones and Dedra Wallace-Jones

Mortgagee: Southwest Remodeling Co., Inc.

Recording Information: Document #2017-00015016 in the Official Public Records of Bell County, Texas

Property: Lot 12, Block 4, Sunrise Addition, First Extension, City of Temple, Bell County, Texas, according to the map thereof recorded in Volume 2, Page 181, Plat Records of Bell County, Texas and more commonly known as: 2110 E. Avenue G, Temple, Bell County, Texas 76501

County: Bell

Date of Sale: May 3, 2022

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: in the Bell County Clerk's alcove, Bell County Justice Complex, 1201 Huey Drive, Belton, Texas 76513

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. 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

22TX606-0001
4318 LONE STAR, TEMPLE, TX 76502

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SHELLEY COSTON
BELL COUNTY CLERK

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT SEVENTEEN (17), SAVE AND EXCEPT THEREFROM THE NORTH TWO FEE (N.2'), BLOCK ONE (1), *AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN BACINET A, SLIDE 373-A, PLAT RECORDS OF BELL COUNTY, TEXAS. *CANYON CREEK IV

Security Instrument: Deed of Trust dated January 5, 2007 and recorded on January 9, 2007 as Instrument Number 2007-00001436 in the real property records of BELL County, Texas, which contains a power of sale.

Sale Information: May 03, 2022, at 10:00 AM, or not later than three hours thereafter, at Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex located at 1201 Huey Drive, Belton, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by AMANDO RODRIGUEZ AND MARISOL RODRIGUEZ secures the repayment of a Note dated January 5, 2007 in the amount of \$23,000.00. NP154, LLC, whose address is c/o Planet Home Lending, LLC, 321 Research Parkway, Ste 303, Meriden, CT 06450, is the current mortgagee of the Deed of Trust and Note and Planet Home Lending, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note, The address of Mortgagee is:

Planet Home Lending, LLC
321 Research Parkway
Ste 303
Meriden, CT 06450

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE



4746143

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.

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.

Kirk Schwartz

De Cubas, Lewis & Schwartz, PA
Kirk Schwartz, Attorney at Law
PO Box 771270
Coral Springs, FL 33077

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz,
Sara Edgington, Logan Thomas, Colette Mayers,
Stephen Mayers, Aarti Patel, Evan Press, Dylan
Ruiz, Violet Nunez, Shawn Schiller, Clay Golden,
~~Maryna Danielian~~, Scott Swenson, Michelle Jones,
Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Jr
c/o De Cubas, Lewis & Schwartz, PA
PO Box 771270
Coral Springs, FL 33077

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 12th day of
April, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of BELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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NOTICE OF FORECLOSURE SALE

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SHELLEY COSTON
BELL COUNTY CLERK

Notice is hereby given of a public nonjudicial foreclosure sale.

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

LOT 9, BLOCK 1, DON VIATORS SUBDIVISION, A SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 8-D, PLAT RECORDS OF BELL 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, May 3, 2022

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

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

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

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

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

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

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "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

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BELL COUNTY CLERK

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 Arthur R. Layton, dated April 8, 2009, and recorded in Document Number 2009-00012314 of the Official Public Records of Bell County, Texas. The sale is authorized pursuant to the Order Granting Foreclosure of Real Property signed on March 9, 2022 which Order is attached hereto and incorporated herein as Exhibit A.

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 \$169,600.00 executed by Arthur R. Layton payable to the order of Extraco Banks, N.A. dba Extraco Mortgage (collectively the "Obligation"). Extraco Banks, N.A. dba Extraco Mortgage 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: April 8, 2022.



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

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EXHIBIT A

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BELL COUNTY CLERK

CAUSE NO. 20210456PR1

IN THE ESTATE OF

ARTHUR R. LAYTON

DECEASED

§
§
§
§
§

IN THE COUNTY COURT

OF
MCCLENNAN COUNTY, TEXAS

J.A. ANDY HARWELL
MCCLENNAN COUNTY CLERK
FILED

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DEPUTY Cynthia Cunningham

**ORDER GRANTING APPLICATION FOR FORECLOSURE OF REAL PROPERTY AT 802
AUBREY CIRCLE, TROY, BELL COUNTY, TEXAS**

Came on for hearing on the 9th day of March, 2022, Extraco Banks N.A.'s Application Requesting Authorization to Foreclose on real property located at 802 Aubrey Circle, Troy, Bell County, Texas filed on February 21, 2022 (the "Application"). After considering the pleadings, the evidence submitted, and the arguments of counsel, the Court finds that the Application is meritorious and shall be granted.

THE COURT FINDS that venue is proper and that the Court has jurisdiction of the subject matter and of all the parties.

THE COURT FURTHER FINDS that Tracey Ann Layton is the Independent Executrix and in her capacity as Independent Executrix she has received and reviewed of the Application and has filed a Response indicating that she does not oppose or contest the Application.

THE COURT FURTHER FINDS that notice of the Application and this hearing is proper.

THE COURT FURTHER FINDS that the applicant is Extraco Banks, N.A. ("Applicant") and that Applicant is the owner and holder of a claim secured by a lien on the following real property (the "Real Property"):

LOT 9, BLOCK 1, DON VIATORS SUBDIVISION, A SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 8-D, PLAT RECORDS OF BELL COUNTY, TEXAS;

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as evidenced by a first lien deed of trust executed by the decedent to James Geeslin, Trustee, dated April 8, 2009 and recorded on April 9, 2009 as Document Number 2009-00012314 in the Official Public Records of Bell County, Texas.

THE COURT FURTHER FINDS that the Independent Executrix has received notice of default on payment of the Applicant's claim, that the Independent Executrix has failed to cure the default on the Applicant's claim, and that Applicant has the right to immediately foreclose the Deed of Trust lien, in accordance with the provisions of the documents creating the mortgage, lien, or security interest or in any other matter allowed by law. It is therefore

ORDERED that Extraco Banks N.A. shall be authorized to proceed with the non-judicial foreclosure of the Real Property

Signed this the 9th day of March, 2022.


JUDGE PRESIDING

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BELL COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: March 31, 2015
Grantor(s): Virginia A. Knight, a Single Woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for AMCAP Mortgage Ltd. dba Gold Financial Services
Original Principal: \$51,058.00
Recording Information: 2015-00011852
Property County: Bell
Property: LOT ONE HUNDRED- THIRTY (130), IN LAKEAIRE SECTION II, IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 238-B & C, PLAT RECORDS OF BELL COUNTY, TEXAS.
Property Address: 13238 Harbor Drive
Temple, TX 76502

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: THE MONEY SOURCE INC.
Mortgage Servicer: The Money Source Inc
Mortgage Servicer 135 Maxes Road
Address: Melville, NY 11747

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BELL COUNTY CLERK

SALE INFORMATION:

Date of Sale: May 3, 2022
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: The Bell County Clerks Alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: David Ackel, Travis Kaddatz, Thomas Gilbraith, C Jason Spence, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925 Dallas, TX 75240 TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place David Ackel, Travis Kaddatz, Thomas Gilbraith, C Jason Spence, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

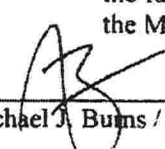
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Vrutti Patel / Jonathan Smith

PLG File Number: 22-002651-1

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SHELLEY COSTON
BELL COUNTY CLERK

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on April 11, 2022 I filed at the office of the Bell County Clerk to be posted at the Bell County courthouse this notice of sale.

Angela Zavala
Declarant's Name: Angela Zavala
Date: 4-11-22

Padgett Law Group
5501 LBJ Freeway, Suite 925 Dallas, TX 75240 TXAttorney@PadgettLawGroup.com
(850) 422-2520

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SHELLEY COSTON
BELL COUNTY CLERK

WITNESS MY HAND this 11th day of April, 2022.

Angela Zavala

Michelle Jones or Angela Zavala or Richard
Zavala JR or Sharlet Watts

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SHELLEY COSTON
BELL COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2022 APR -8 A 10:15

SHELLEY COSTON
BELL COUNTY CLERK**Date:** April 8, 2022**Substitute Trustee:** LOUIS PRESLEY and/or MONICA DONAHOE**Substitute Trustee's Address:** 13300 N. Hwy 171, Cresson, Texas 76035 (Johnson County, Texas)**Promissory Note:** That certain Promissory Note (the "Note") dated **March 22, 2017**, executed by **Andrew M. Pogen and Anita M. Pogen**, as Maker, in the Original Principal Amount of **\$30,000.00**, payable to Mustang Lending High Yield Fund I, LLC ("Payee")**Payee:** MUSTANG LENDING HIGH YIELD FUND I, LLC, a Texas limited liability company**Payee's Address:** 13300 N. Hwy 171, Cresson, Texas 76035 (Johnson County, Texas)**Deed of Trust:** That certain Deed of Trust, Security Agreement, and Financing Statement (the "Deed of Trust") dated **March 22, 2017**, executed by **Andrew M. Pogen and Anita M. Pogen**, as Grantor, of the Property, to **Robert C. Stroup**, Trustee, recorded under Instrument **#2017012062** of the Real Property Records of **BELL** County, Texas, to secure the repayment of the Note for the benefit of Mustang Lending High Yield Fund I, LLC ("Beneficiary")**Property:** A tract of land out of and a part of the John Hobson Survey, Abstract No. 381 in Bell County, Texas, and also being out of and a part of that certain 96 acre tract described in a deed from the San Antonio Joint Stock Land Bank to W. H. Brown and of record in Vol. 477 Page 66 of the Deed Records of Bell County, and being more particularly described as follows:

BEGINNING at a post in the north line of said 96 acre tract and being S 71 deg. E 22 ft. from the northwest corner of said tract and being the northwest corner of this;

THENCE S 71 deg. E 941.6 ft. along the north line of said 96 acre tract as evidence on the ground by a fence to an iron pin for the northeast corner of this;

THENCE S 71 deg. 26 min. W 572 ft. along a fence to an iron pin for the southeast corner of this;

THENCE N 71 deg. W 940.4 ft. to an iron pin in the east margin of a county road for the southwest corner of this;

THENCE N 17 deg. 19 min. E 572 ft. along the east margin of said road to the place of beginning, containing 12.35 acres.

(the "Property"), also known as **Water Supply Road, Bell County, Temple, TX****County:** BELL County, Texas**Date of Sale (first Tuesday of month):** May 3, 2022

Earliest Time Sale Will Begin: 1:00 p.m

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the **BELL** County Commissioners Court pursuant to section 51.002 of the Texas Property Code as the place where the 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.

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.

Beneficiary has appointed the undersigned as Substitute Trustee under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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.

Sincerely,

MUSTANG LENDING HIGH YIELD FUND I, LLC,
a Texas limited liability company

By: MUSTANG LENDING LLC, its Manager

By: Louis Presley
Louis Presley, its Manager/Authorized Officer

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2022 APR -8 A 10:15
SHELLEY COSTON
BELL COUNTY CLERK

NOTICE OF FORECLOSURE SALE

2022 APR -8 A 9:38

SHELLEY COSTON
BELL COUNTY CLERK

- Property:** The Property to be sold is described as follows:
- LOT TWENTY NINE (29), BLOCK TWO (2), SAEGERT RANCH, PHASE ONE, KILLEEN, BELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET C, SLIDE 304-A, B, C & D, PLAT RECORDS OF BELL COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated February 27, 2015 and recorded on March 2, 2015 as Instrument Number 2015-7354 in the real property records of BELL County, Texas, which contains a power of sale.
- Sale Information:** May 03, 2022, at 10:00 AM, or not later than three hours thereafter, at Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex located at 1201 Huey Drive, Belton, Texas, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by BRANDI N PYLE AND CHRISTOPHER J PYLE secures the repayment of a Note dated February 27, 2015 in the amount of \$151,150.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Jonathan Andring

Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Shawn Schiller, Clay Golden, Maryna Danielian, Scott Swenson, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Jr and Auction.com employees, including but not limited to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 8th day of April, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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2022 APR -8 A 9:38
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BELL COUNTY CLERK

2022 APR -8 A 8: 22

SHELLEY COSTON
BELL COUNTY CLERK**Notice of Foreclosure Sale****DEED OF TRUST ("Deed of Trust"):****Dated:** JUNE 7, 2013**Grantor:** JOSE LUIS MONTES and ELIA AURORA ALEMANY**Trustee:** LINDLEY, WILEY & DUSKIE PC**Lender:** JOSEPH V. SMITH and MARGARET C. SMITH**Recorded in:** Instrument Number 2013-00025066 of the real property records of Bell County, Texas**Legal Description:** Lot One (1) in Block One (1), C. Smith Addition, being an amended plat of Lots 4 and 5, Block 14, Lake Addition, 5th Section in the City of Killeen, Bell County, Texas, according to the Plat of Record in Cabinet D, Slide 182-A of the Plat Records of Bell County, Texas.**Secures:** Real Estate Lien Note ("Note") in the original principal amount of **\$120,000.00**, executed by **JOSE LUIS MONTES** and **ELIA AURORA ALEMANY** ("Borrower") and payable to the order of Lender**Foreclosure Sale:****Date:** Tuesday, MAY 3, 2022**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.**Place:** Bell County - County Clerk's alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Texas 76513.**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 **JOSEPH V. SMITH** and **MARGARET C. SMITH**'s 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, **JOSEPH V. SMITH** and **MARGARET C. SMITH**, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **JOSEPH V. SMITH** and **MARGARET C. SMITH**'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **JOSEPH V. SMITH** and **MARGARET C. SMITH**'s 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 **JOSEPH V. SMITH** and **MARGARET C. SMITH** 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 **JOSEPH V. SMITH** and **MARGARET C. SMITH**. 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.

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2017 APR 6 8:23
SECTION
CLERK

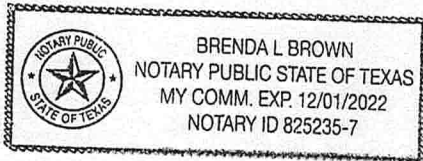
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

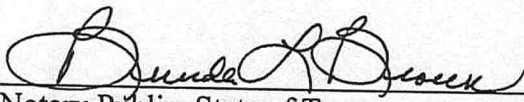


JAY R. BEATTY
Substitute Trustee

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this the 7th day of April, 2022.





Notary Public, State of Texas

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SHELLEY COSTON
BELL COUNTY CLERK

22TX373-0375

2001 ROSE CIRCLE, HARKER HEIGHTS, TX 76548

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NOTICE OF FORECLOSURE SALE

2022 APR -7 P 1:07

Property:

The Property to be sold is described as follows:

SHELLEY COSTON
BELL COUNTY CLERK

LOT FORTY-FOUR (44), AMENDED PLAT OF LOTS 43 AND 44, IN BLOCK FIVE (5), OF SILVER CREEK ESTATES PHASE ONE, IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET B, SLIDE 219-B, PLAT RECORDS OF BELL COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated August 28, 2018 and recorded on September 6, 2018 as Instrument Number 2018-00037726 in the real property records of BELL County, Texas, which contains a power of sale.

Sale Information:

May 03, 2022, at 10:00 AM, or not later than three hours thereafter, at Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex located at 1201 Huey Drive, Belton, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by RUSSELL D CASH JR AND SONDR A E SUMMERS secures the repayment of a Note dated August 28, 2018 in the amount of \$231,400.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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I, Angela Zavala, declare under penalty of perjury that on the 7th day of April, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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