

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** October 30, 2014

**DEED OF TRUST:**

**Date:** March 11, 2014

**Grantor:** ANGELA M. SOTO and husband, JOE F. LOPEZ

**Grantor's County:** BELL

**Beneficiary:** ANTONIA A. ESCASA and wife, ANGELITA E. ESCASA

**Trustee:** W. RANDY HARRELL

**Recording Information:**

The above referenced Deed of Trust is recorded under Instrument Number 2014-00009235, Official Public Records of Real Property of Bell County, Texas.

FILED FOR RECORD  
2014 OCT 30 A 8:42  
SHELLE ROBERTSON  
CO. CLERK, BELL CO., TEXAS

**NOTE:**

**Date:** March 11, 2014

**Amount:** \$75,000.00

**Debtor:** ANGELA M. SOTO and husband, JOE F. LOPEZ

**Holder:** ANTONIA A. ESCASA and wife, ANGELITA E. ESCASA

**Property:**

Being Lot Ten (10), in Block One (1), of the Final Replat of CIMMARRON SUBDIVISION, PHASE I, to the City of Temple, Bell County, Texas, according to the plat of record in Cabinet A, Slide 82-C, Plat Records of Bell County, Texas.

**County:** Bell

**Trustee's/Substitute Trustee's Name:** W. RANDY HARRELL

**Trustee's/Substitute Trustee's Address:** 2106 BIRD CREEK DRIVE, TEMPLE, TX 76502

**Date of Sale (first Tuesday of month):** December 2, 2014

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

Current Borrower: HAZEL WASHINGTON, JR. AND REGINA E WASHINGTON. HUSBAND AND WIFE  
MHA File Number: TX-14-23528-FC  
VA/FHA/PMI Number:  
Loan Type: FannieMac  
Property Address: 3206 GREEN VALLEY DR, KILLEEN, TX 76542



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/10/2008

**Grantor(s)/Mortgagor(s):**  
HAZEL WASHINGTON, JR. AND REGINA E  
WASHINGTON, HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Current Beneficiary/Mortgagee:**  
Nationstar Mortgage LLC

**Recorded in:**  
**Volume:**  
**Page:**  
**Instrument No:** 200800003517

**Property County:**  
BELL

**Mortgage Servicer:**  
Nationstar Mortgage LLC is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
350 Highland Dr, Lewisville, TX 75067

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 12/2/2014

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** THE JUSTICE COMPLEX, 1201 HUEY DRIVE, BELTON, TEXAS. 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.

Cook or Michelle Jones or Angela Zavala or Jill Nichols

Richard Zavala, Jr. or Cindy Jarrard or Jo Anne

or Cole D. Patton  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED FOR RECORD  
2014 OCT 30 A 8 46  
CO. CLERK, BELL CO. TX



4494161



**EXHIBIT "A"**

**THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF BELL, AND STATE OF TEXAS, TO WIT:**

**BEING ALL THAT CERTAIN PROPERTY DESCRIBED AS LOT ELEVEN (11), BLOCK EIGHT (8), HEATHER GLEN ADDITION, SECTION ONE, KILLEEN, BELL COUNTY, TEXAS AS PER PLAT OF RECORD IN CABINET A, SLIDE 353-A, PLAT RECORDS OF BELL COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES.**

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

**SUBJECT TO RESTRICTIONS, PROTECTIVE COVENANTS, CONDITIONS, EASEMENTS AND ALL OUTSTANDING MINERAL INTEREST OF RECORD AFFECTING SUBJECT PREMISES.**

**TAX ID #: 752.55**

**BY FEE SIMPLE DEED FROM JEAN R. BROWN TO HAZEL WASHINGTON, JR. AND REGINA E. WASHINGTON AS SET FORTH IN DEED BOOK 3577, PAGE 629, DATED 1/30/1997 AND RECORDED ON 2/5/1997, BELL COUNTY RECORDS.**

**THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.**

FILED FOR RECORD

OCT 30 A 8:46

S. L. ...  
CO. CLK. BELL CO. TX

19

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BELL County Deed of Trust:

Dated: February 23, 2009

Amount: \$191,020.00

Grantor(s): MICHAEL JAMES LAWSON

Original Mortgagee: NEW SOUTH FEDERAL SAVINGS BANK

Current Mortgagee: EVERBANK



Mortgagee Servicer and Address: c/o GREEN TREE SERVICING LLC, 4250 North Freeway, Fort Worth, TX 76137  
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. 2009-6570, re-recorded in Document No. 2009-8021

Legal Description: LOT 28, BLOCK 1, OF WHITE ROCK ESTATES, PHASE ONE, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CABINET D, SLIDE 23B AND 23C OF THE PLAT RECORDS, BELL COUNTY, TEXAS.

Date of Sale: December 2, 2014 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 BELL 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.

RICHARD ZAVALA, JR. OR LUTHER TOUNGATE OR CINDY JARRARD OR JO ANNE COOK OR MICHELLE JONES OR ANGELA ZAVALA OR JILL NICHOLS 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. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-025250

*Angela Zavala*  
RICHARD ZAVALA, JR. OR LUTHER TOUNGATE OR CINDY JARRARD  
OR JO ANNE COOK OR MICHELLE JONES OR ANGELA ZAVALA OR  
JILL NICHOLS  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

FILED FOR RECORD  
FEB 23 10 08 AM '09  
SHERIFF'S OFFICE  
CO. CLERK, BELL CO. TX



NOTICE OF SUBSTITUTE TRUSTEE'S SALE



BELL County Deed of Trust:

Dated: February 14, 2008

Amount: \$135,502.00

Grantor(s): ANGELENA Y. ATKINS

Original Mortgagee: TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, as trustee for the SROF-2013-S3 REMIC Trust III

Mortgagee Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

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. 2008-0008018

Legal Description: LOT TWENTY-NINE (29), IN BLOCK FIFTEEN (15), OF SUNFLOWER ESTATES, PHASE THREE, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET D, SLIDE 80-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

Date of Sale: December 2, 2014 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 BELL 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.

RICHARD ZAVALA, JR. OR LUTHER TOUNGATE OR CINDY JARRARD OR JO ANNE COOK OR MICHELLE JONES OR ANGELA ZAVALA OR JILL NICHOLS 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. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-020828

*Angela Zavala*  
RICHARD ZAVALA, JR. OR LUTHER TOUNGATE OR CINDY JARRARD  
OR JO ANNE COOK OR MICHELLE JONES OR ANGELA ZAVALA OR  
JILL NICHOLS  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

FILED FOR RECORDS  
2014 OCT 30 AM 10:25  
S. CLERK, BELL CO. TX



NOTICE OF FORECLOSURE SALE

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

LOT FOUR (4), BLOCK THREE (3), SARGERT RANCH, PHASE ONE, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, SLIDE 304-A, B, C & D, PLAT RECORDS OF BELL COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/03/2008 and recorded in Document 2008-00028675 real property records of Bell County, Texas.

3. **Date, Time, and Place of Sale.**

Date: 12/02/2014

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

Place: Bell County Courthouse, Texas, at the following location: THE BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DRIVE, BELTON, TEXAS 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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.

5. **Obligations Secured.** The Deed of Trust executed by DEREK S. WILLIAMS AND KATHLYNN S. WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$161,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, as trustee for the SROF-2013-S3 REMIC Trust I is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, as trustee for the SROF-2013-S3 REMIC Trust I c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., STE. 300, HIGHLANDS RANCH, CO 80129 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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



JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS,  
MICHAEL LATHAM, RON BEDFORD OR MICHAEL W. ZIENTZ  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-000088-370  
5500 SAEGERT COURT  
KILLEEN, TX 76542

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



FILED FOR RECORD  
2014 OCT 27 P 12:02

NOTICE OF SUBSTITUTE TRUSTEE'S SALE



BELL County Deed of Trust:

Dated: April 19, 2005

Amount: \$119,120.00

Grantor(s): BENJAMIN PRICE and YVETTE PRICE

Original Mortgagee: WMC MORTGAGE CORPORATION

Current Mortgagee: U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2005-HE3

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115

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. 017334

Legal Description: SEE ATTACHED EXHIBIT "A"

Date of Sale: December 2, 2014 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 BELL 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.

RICHARD ZAVALA, JR. OR LUTHER TOUNGATE OR CINDY JARRARD OR JO ANNE COOK OR MICHELLE JONES OR ANGELA ZAVALA OR JILL NICHOLS 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.

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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. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-024185

*Angela Zavala*  
RICHARD ZAVALA, JR. OR LUTHER TOUNGATE OR CINDY JARRARD  
OR JO ANNE COOK OR MICHELLE JONES OR ANGELA ZAVALA OR  
JILL NICHOLS  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

FILED FOR RECORD  
OCT 30 A 8:24  
S. L. L. COSTA  
CO. CLK. BELL CO.  
TD





**CENTRAL TOPOMAPPING SERVICE**  
RONALD E OWINGS P.O. BOX 1801 BELTON TX 78703  
254-838-3888 FAX 254-838-3881

**METES AND BOUNDS DESCRIPTION**  
0.689 ACRES

Being a part of Lot 14, Block 3, Tanglewood North Addition, Second Unit, Humber Heights, Bell County, Texas, said plot is recorded in Cabinet A, Side 299-C, Plat Records of Bell County, Texas, being the same tract of land conveyed to Terry T. Baker and Byella L. Turner in Volume 3543, Page 17, Official Public Records of Bell County, Texas, and described as follows:

Beginning at a 3/8" iron rod found at the southeast corner of said Lot 14, on the arbitrary right of way of Chalkdale Drive, and the southeast corner of this tract, as described in said Volume 3583, Page 17;

Thence N 27°17'11" W, a distance of 288.97', along the westerly line of Lot 14, to a 1 1/2" iron pipe found on the east line of Hatched Oaks as recorded in Cabinet A, Side 2818, Plat Records of Bell County, Texas;

Thence N 18°43'38" E, a distance of 98.43', along the east line of Hatched Oaks, to a 3/8" iron rod found at the west corner of Tract Three conveyed to Charles Offens and wife, Jane M. Offens in Volume 3418, Page 411, Official Public Records of Bell County, Texas;

Thence N 68°49'27" E, a distance of 36.49', along the southeasterly line of said Tract Three, to a 3/8" iron rod found on the south line of Tanglewood North as recorded in Cabinet A, Side 299A, Plat Records of Bell County, Texas;

Thence S 73°09'28" E, a distance of 125.73', along the south line of Tanglewood North, to a 1/2" iron pipe found for a casing;

Thence E 11°32'49" W, a distance of 216.13', along the east line of Lot 14 and the west line of Lot 6 and Lot 13, to the point of curvature of a non-tangent curve, concave to the south, having a radius of 46.88' a central angle of 51°48'43", and a chord of 34.93' bearing S 84°41'34" W;

Thence westerly along said curve, a distance of 36.37', to the POINT OF BEGINNING; said described tract containing 0.689 Acres, more or less.

Beings refer to the second bearing (Vol. 3583, Pg. 17) for the west line of this tract.  
(N 27°17'11" W - 282.97')

RONALD E. OWINGS, RPLS 4028  
DATE: March 23, 2008  
COPYRIGHT BY: RONALD E. OWINGS  
FILE NO. 13288 UNIT 2 OF 2

11 FEB 2009 RECORD  
7:58 PM 26 PM 9 33  
VADA - JILLION  
CLERK BELL COUNTY TX  
DEPUTY

017332

FILED FOR RECORD  
FEB 30 A 8:46  
LUBSTON  
CO. CLERK BELL CO. TX

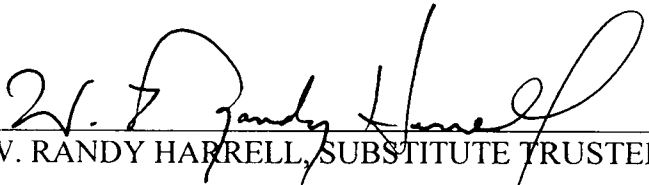
**Place:** Bell County Courthouse in Belton. Texas, at the following location:

**The 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, being the location designated by the Commissioner's Court for such sales.**

Mortgagee has appointed W. RANDY HARRELL as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

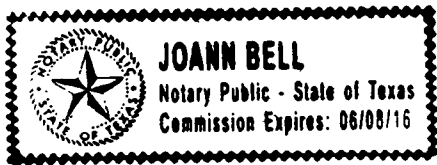
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.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

**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**

  
W. RANDY HARRELL, SUBSTITUTE TRUSTEE

STATE OF TEXAS           §  
COUNTY OF BELL       §

This instrument was acknowledged before me on this the 30<sup>th</sup> day of October, 2014, by W. RANDY HARRELL, SUBSTITUTE TRUSTEE.



  
NOTARY PUBLIC, STATE OF TEXAS

FILED FOR RECORDS  
2014 OCT 31 A 8:42  
SMELLEY COUNTY CLERK BELTON TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** October 30, 2014

**DEED OF TRUST:**

**Date:** May 4, 2012

**Grantor:** DANNY TREVINO

**Grantor's County:** BELL

**Beneficiary:** ELIZABETH E. MYSINGER FAMILY TRUST

**Trustee:** DENNIS C. HOLLE

FILED FOR RECORD  
2014 OCT 31 A 8:41  
SHELLEY COSTON  
CO. CLK. BELL CO. TX

**Recording Information:**

The above referenced Deed of Trust is recorded under Instrument Number 2012-00001599, Official Public Records of Real Property of Bell County, Texas.

**NOTE:**

**Date:** May 4, 2012

**Amount:** \$16,500.00

**Debtor:** DANNY TREVINO

**Holder:** ELIZABETH E. MYSINGER FAMILY TRUST

**Property:**

Lots 513 and 514, COOK HILL SECTION, SHERWOOD SHORES VIII, situated in Bell County, Texas, as shown by the map and plat thereof recorded in Volume 2, Page 187W of the plat records of Bell County. Texas.

**County:** Bell

**Trustee's/Substitute Trustee's Name:** W. RANDY HARRELL

**Trustee's/Substitute Trustee's Address:** 2106 BIRD CREEK DRIVE, TEMPLE, TX 76502

**Date of Sale (first Tuesday of month):** December 2, 2014

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

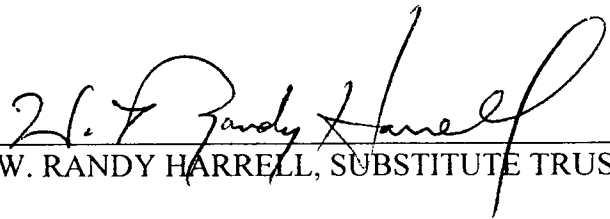
**Place:** Bell County Courthouse in Belton, Texas, at the following location:

**The 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, being the location designated by the Commissioner's Court for such sales.**

Mortgagee has appointed W. RANDY HARRELL as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

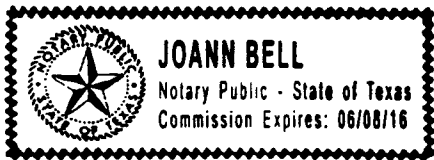
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.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

**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**

  
W. RANDY HARRELL, SUBSTITUTE TRUSTEE

STATE OF TEXAS       §  
COUNTY OF BELL     §

This instrument was acknowledged before me on this the 30<sup>th</sup> day of October, 2014, by W. RANDY HARRELL, SUBSTITUTE TRUSTEE.



  
NOTARY PUBLIC, STATE OF TEXAS

CO. CLK. BELL CO. TX  
SHELLEY COSTON  
2014 OCT 31 A 8:41



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date** 12/13/2002  
**Grantor(s)** JERRY A MCPHEETERS, A SINGLE PERSON  
**Original Mortgagee** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L P DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal** \$99,320.00  
**Recording Information** Book 4894 Page 386 Instrument 001690  
**Property County** Bell  
**Property** LOTS SEVEN (7) AND EIGHT (8), BLOCK TWENTY-FIVE (25), COMANCHE LAND, SECOND UNIF. AN ADDITION IN BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 184-A, PLAT RECORDS OF BELL COUNTY  
**Reported Address** 2202 INDIAN TRAILS, HARKER HEIGHTS, TX 76548

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgage Mortgage Servicer** Wells Fargo Bank, NA  
**Current Beneficiary** Wells Fargo Bank, N A  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale** Tuesday, the 2nd day of December, 2014  
**Time of Sale** 10:00 AM or within three hours thereafter  
**Place of Sale** 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 in Bell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bell County Commissioner's Court.  
**Substitute Trustee(s)** Phillip Pierceall, Israel Curtis, Wes Wheat, Stephen Mayers, Colette Mayers, Clay Golden, David Ackel, Cody Long, Kelly McDaniel, Ross Bandy, Travis Kaddatz, Yelena Lantsova, Zana Jackson, Dustin Emanuele, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable, and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Israel Curtis, Wes Wheat, Stephen Mayers, Colette Mayers, Clay Golden, David Ackel, Cody Long, Kelly McDaniel, Ross Bandy, Travis Kaddatz, Yelena Lantsova, Zana Jackson, Dustin Emanuele, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable
- 2 Phillip Pierceall, Israel Curtis, Wes Wheat, Stephen Mayers, Colette Mayers, Clay Golden, David Ackel, Cody Long, Kelly McDaniel, Ross Bandy, Travis Kaddatz, Yelena Lantsova, Zana Jackson, Dustin Emanuele, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 and 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 of the Deed of Trust
- 4 No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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

Very truly yours,

Buckley Madole, P.C.

9986-N-2307

2146934102

PG1

FILED FOR RECORD  
 2014 OCT 27 PM 2:49  
 POSTAGE  
 SHERIFF'S OFFICE  
 CO. CLERK BELL CO. TX



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 02/25/2008  
**Grantor(s)** MICHAEL K HAYNES, A MARRIED MAN  
**Original Mortgagee** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ACCESS NATIONAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal** \$196,886.00  
**Recording Information** Instrument 2008-00009383  
**Property County** Bell  
**Property:** BEING LOT NUMBER FIVE (5) IN BLOCK NUMBER FOUR (4) 2ND REPLAT OF CLIFFS OF CANYON CREEK, BLOCKS 5 & 6, PHASE III, A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET "A", SLIDE 89-A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.  
**Reported Address.** 2517 CANYON CREEK 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.** Wells Fargo Bank, N.A.  
**Mortgage Servicer** Wells Fargo Bank, N.A.  
**Current Beneficiary** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of December, 2014  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** 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 in Bell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bell County Commissioner's Court.  
**Substitute Trustee(s):** Angela Zavala, Michelle Jones and JoAnne Cook, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and  
 WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Angela Zavala, Michelle Jones and JoAnne Cook, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable
- 2 Angela Zavala, Michelle Jones and JoAnne Cook, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 and 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 of the Deed of Trust
- 4 No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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

Very truly yours,  
 Buckley Madole, P.C

9970-N-8589

2146908540

PG1

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 2014 OCT 27 P 2:49  
 POSTPKG  
 SHERIFF'S OFFICE  
 CO. CLERK BELL CO. TX

SCANNED

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/19/2009  
**Grantor(s):** BRENDA L HILT, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$120,390 00  
**Recording Information:** Book 7197 Page 342 Instrument 2009-24282  
**Property County:** Bell  
**Property:** BEING LOT NUMBER SIXTY-ONE (61) IN BLOCK NUMBER FIVE (5) OF FINAL PLAT OF BRIDGEWOOD ADDITION, PHASE III AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET "D", SLIDE 197-B & C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.  
**Reported Address:** 4612 GREEN MEADOW STREET, KILLEEN, TX 76549

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of December, 2014  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** 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 in Bell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bell County Commissioner's Court.

**Substitute Trustee(s):** Phillip Pierceall, Israel Curtis, Wes Wheat, Stephen Mayers, Colette Mayers, Clay Golden, David Ackel, Cody Long, Kelly McDaniel, Ross Bandy, Travis Kaddatz, Yelena Lantsova, Zana Jackson, Dustin Emanuele, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Israel Curtis, Wes Wheat, Stephen Mayers, Colette Mayers, Clay Golden, David Ackel, Cody Long, Kelly McDaniel, Ross Bandy, Travis Kaddatz, Yelena Lantsova, Zana Jackson, Dustin Emanuele, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable
2. Phillip Pierceall, Israel Curtis, Wes Wheat, Stephen Mayers, Colette Mayers, Clay Golden, David Ackel, Cody Long, Kelly McDaniel, Ross Bandy, Travis Kaddatz, Yelena Lantsova, Zana Jackson, Dustin Emanuele, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Very truly yours,

Buckley Madole, P.C

FILED FOR RECORD  
 OCT 27 P 2:49  
 BOSTON  
 CLERK OF DISTRICT COURT TX

9986-N-1565

2146929191

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POSTPKG

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

SCANNED

**DEED OF TRUST INFORMATION:**

**Date:** 07/20/2010  
**Grantor(s):** KYLE T. BOWER AND ASHLEY NICHOLE HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LEADER ONE FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$93,150.00  
**Recording Information:** Instrument 2010-00026184  
**Property County:** Bell  
**Property:** LOT ELEVEN (11), BLOCK SEVEN (7), LONESOME DOVE PHASE 6, BEING A REPLAT OF 0.090 ACRES OF LONESOME DOVE PHASE 5 AND 44.109 ACRES BEING A PART OF THE THOMAS ROBINETTE SURVEY, A-686, KILLEEN, BELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET D, SLIDE 167-C & D, PLAT RECORDS OF BELL COUNTY, TEXAS.  
**Reported Address:** 3507 DOFFY DRIVE, KILLEEN, TX 76549

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N A  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of December, 2014  
**Time of Sale:** 10.00 AM or within three hours thereafter.  
**Place of Sale:** 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 in Bell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bell County Commissioner's Court.  
**Substitute Trustee(s):** Angela Zavala, Michelle Jones and JoAnne Cook, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Angela Zavala, Michelle Jones and JoAnne Cook, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness, 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable
2. Angela Zavala, Michelle Jones and JoAnne Cook, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Very truly yours,

Buckley Madole, P.C.

FILED FOR RECORD  
2014 OCT 27 P 2:48  
ST. CLAIR, BELL CO. TX



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: December 02, 2014

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 18, 1995 and recorded in Document VOLUME 3352, PAGE 453 real property records of BELL County, Texas, with JESSE S AMADOR AND MYRA G AMADOR, grantor(s) and FIRST COMMUNITY MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESSE S AMADOR AND MYRA G AMADOR, securing the payment of the indebtednesses in the original principal amount of \$29,785.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, T. LATHAM, MICHAEL LATHAM, PHILLIP PIERCEALL, ISRAEL CURTIS, WES WHEAT, STEPHEN MAYERS, COLETTE MAYERS, CLAY GOLDEN, DAVID ACKEL, CODY LONG, KELLY MCDANIEL, ROSS BANDY, TRAVIS KADDATZ, YELENA LANTSOVA, ZANA JACKSON, DUSTIN EMANUELE, OR FREDERICK BRITTON

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD  
2014 OCT 27 A 10:47  
SHELLEY DUSTIN  
CO. CLK. BELL CO. TX

**EXHIBIT "A"**

0.184 ACRE, BEING A PART OF THE JOSE N. AROCHA SURVEY, ABSTRACT NO. 1, IN BELL COUNTY, TEXAS, AND EMBRACING THAT CERTAIN CALLED 0.184 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE TO NATHAN MAZZA AND WIFE, PAULA MAZZA, OF RECORD IN VOLUME 3159, PAGE 309 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, SAID TRACT WAS DESCRIBED AS A PORTION OF LOT SIX (6), IN BLOCK N, OF THE ORIGINAL TOWN OF ROGERS, BELL COUNTY, TEXAS, HOWEVER, THIS SURVEYOR WAS UNABLE TO LOCATE SAID BLOCK N ON THE ORIGINAL TOWN OF ROGERS PLAT OF RECORD, SAID 0.184 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY THESE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST MARGIN OF ELM STREET, BEING THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO JOSE I. RODRIQUEZ AND WIFE, MARIA DOLORES RODRIQUEZ, OF RECORD IN VOLUME 3024, PAGE 507 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, SAME BEING THE EAST CORNER OF SAID MAZZA TRACT, AND BEING THE EAST CORNER OF THIS TRACT,

THENCE WITH THE NORTHWEST MARGIN OF SAID ELM STREET, SAME BEING THE SOUTHEAST LINE OF SAID MAZZA TRACT (RECORD CALL OF S 42 DEG 00 MIN 00 SEC W, 80.00 FEET), SOUTH 42 DEG 00 MIN 21 SEC WEST, A DISTANCE OF 79.98 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTH CORNER OF SAID MAZZA TRACT, SAME BEING THE EAST CORNER OF THAT CERTAIN CALLED 0.126 ACRE TRACT DESCRIBED IN A CORRECTION DEED TO LOVDIA CLOWERS, OF RECORD IN VOLUME 3284, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING THE SOUTH CORNER OF THIS TRACT.

THENCE WITH THE NORTHEAST LINE OF SAID CLOWERS TRACT, SAME BEING THE SOUTHWEST LINE OF SAID MAZZA TRACT (RECORD CALL OF N 48 DEG 00 MIN 00 SEC W, 100.00 FEET), NORTH 48 DEG 00 MIN 00 SEC WEST, A DISTANCE OF 100.02 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TIMOTEO GONZALES CAMPOS AND WIFE, LISA MARIE CAMPOS, OF RECORD IN VOLUME 2709, PAGE 542 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, BEING THE NORTH CORNER OF SAID CLOWERS TRACT, SAME BEING THE WEST CORNER OF SAID MAZZA TRACT, AND BEING THE WEST CORNER OF THIS TRACT.

THENCE WITH THE SOUTHEAST LINE OF SAID CAMPOS TRACT, SAME BEING THE NORTHWEST LINE OF SAID MAZZA TRACT (RECORD CALL OF N 42 DEG 00 MIN 00 SEC E, 80.00 FEET), NORTH 42 DEG 04 MIN 25 SEC EAST, A DISTANCE OF 80.02 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TINO M. GLORIA AND WIFE, ANGELITA GLORIA, OF RECORD IN VOLUME 2242, PAGE 369 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, BEING THE EAST CORNER OF SAID CAMPOS TRACT, SAME BEING THE NORTH CORNER OF SAID MAZZA TRACT, AND BEING THE NORTH CORNER OF THIS TRACT.

THENCE WITH THE SOUTHWEST LINE OF SAID GLORIA TRACT, SAME BEING THE NORTHEAST LINE OF SAID MAZZA TRACT (RECORD CALL OF S 48 DEG 00 MIN 00 SEC E, 100.00 FEET), ALSO ALONG THE SOUTHWEST LINE OF SAID RODRIQUEZ TRACT, SOUTH 47 DEG 58 MIN 38 SEC EAST, A DISTANCE OF 99.92 FEET TO THE POINT OF BEGINNING, CONTAINING 0.184 ACRE; MORE OR LESS.

SCANNED

### NOTICE OF FORECLOSURE SALE

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

BEING LOT NUMBER NINE (9) IN BLOCK FOUR (4) OF INDIAN TRAIL, SECTION ONE, HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET "A", SLIDE 13-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/24/2006 and recorded in Book 6050 Page 001 real property records of Bell County, Texas.

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

Date: 12/02/2014

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

Place: Bell County Courthouse, Texas, at the following location: THE BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DRIVE, BELTON, TEXAS 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

5. **Obligations Secured.** The Deed of Trust executed by HEADIRICK LYNN BROWN AND DOYLA A. BROWN, provides that it secures the payment of the indebtedness in the original principal amount of \$95,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

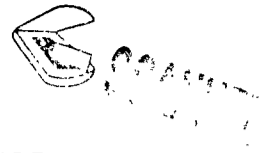
6. **Default and Request to Act.** Default has occurred under the deed of trust and WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 obtained a Home Equity Foreclosure Order from the 169th District Court of Bell County on 10/03/2014 under Cause No. 271444-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, MICHAEL LATHAM, RON BEDFORD OR MICHAEL W. ZIENTZ  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

13-004759-670  
1602 FOX TRAIL  
HARKER HEIGHTS, TX 76548

**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.**

RECORDED  
12 7 A 10:47  
BELL CO. TX



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

**Date:** December 02, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 01, 2005 and recorded in Document VOLUME 5910, PAGE 406 real property records of BELL County, Texas, with LUS FUENTES AND LISA NARANJO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LUS FUENTES AND LISA NARANJO, securing the payment of the indebtednesses in the original principal amount of \$85,163.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT NINE (9), IN BLOCK FIVE (5), OF BELLAIRE NORTH, IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 169-D, PLAT RECORDS OF BELL COUNTY, TEXAS.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, T. LATHAM, MICHAEL LATHAM, PHILLIP PIERCEALL, ISRAEL CURTIS, WES WHEAT, STEPHEN MAYERS, COLETTE MAYERS, CLAY GOLDEN, DAVID ACKEL, CODY LONG, KELLY MCDANIEL, ROSS BANDY, TRAVIS KADDATZ, YELENA LANTSOVA, ZANA JACKSON, DUSTIN EMANUELE, OR FREDERICK BRITTON

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD  
2014 OCT 27 A 10:47  
SHELLEY CUSTIS  
CO. CLK. BELL CO. TX



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

**Date:** December 02, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 03, 2001 and recorded in Document CLERK'S FILE NO. 033802 real property records of BELL County, Texas, with NAYEOLA FORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NAYEOLA FORD, securing the payment of the indebtednesses in the original principal amount of \$52,399.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT FIVE (5), IN BLOCK E, OF JACKSON PARK MANOR, IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 554, PAGE 329, DEED RECORDS OF BELL COUNTY, TEXAS.

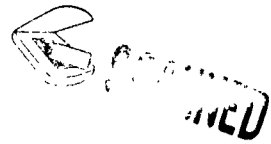
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, T. LATHAM, MICHAEL LATHAM, PHILLIP PIERCEALL, ISRAEL CURTIS, WES WHEAT, STEPHEN MAYERS, COLETTE MAYERS, CLAY GOLDEN, DAVID ACKEL, CODY LONG, KELLY MCDANIEL, ROSS BANDY, TRAVIS KADDATZ, YELENA LANTSOVA, ZANA JACKSON, DUSTIN EMANUELE, OR FREDERICK BRITTON  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD  
2014 OCT 27 A 10:46  
SHELLEY HOSFORD  
CO. CLK. BELL CO. TX



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

**Date:** December 02, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 08, 2011 and recorded in Document CLERK'S FILE NO. 2011-00012047 real property records of BELL County, Texas, with COLENTA SHUNTELL JACKSON AND AKA COLENTA JACKSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by COLENTA SHUNTELL JACKSON AND AKA COLENTA JACKSON, securing the payment of the indebtednesses in the original principal amount of \$136,256.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT SEVENTEEN (17), IN BLOCK TWELVE (12) OF GOODNIGHT RANCH ADDITION PHASE 6, BEING A REPLAT OF ALL OF GOODNIGHT RANCH ADDITION PHASE 2 AND ALL OF GOODNIGHT RANCH ADDITION PHASE 3, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN CABINET D, SLIDE 252-C & D AND 253-A. PLAT RECORDS OF BELL COUNTY, TEXAS

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, T. LATHAM, MICHAEL LATHAM, PHILLIP PIERCEALL, ISRAEL CURTIS, WES WHEAT, STEPHEN MAYERS, COLETTE MAYERS, CLAY GOLDEN, DAVID ACKEL, CODY LONG, KELLY MCDANIEL, ROSS BANDY, TRAVIS KADDATZ, YELENA LANTSOVA, ZANA JACKSON, DUSTIN EMANUELE, OR FREDERICK BRITTON

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD  
2014 OCT 27 A 10:47  
SHELLEY COSTER  
CO. CLK. BELL CO. TX

**After Recording Return to:**

ROBERTS & ROBERTS, LLP  
2501 East Elms Rd., Ste. A  
Killeen, TX 76542-3023

**NOTICE OF FORECLOSURE SALE**

DATE: October 28, 2014

**DEED OF TRUST**

Date: January 24, 2014

Grantor: Andres Gonzalez, joined by Chong S. Gonzalez

Trustee: Robert W. Hoxworth

Beneficiary: First National Bank Texas dba First Community Mortgage

Recording Information: Instrument #2014-00003314 in the Official Public Records of Bell County, Texas

Property: Lot One (1), Block Seven (7), TRIMMIER ESTATES, PHASE ONE, an addition to the City of Killeen, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 95-C & D, Plat Records of Bell County, Texas, commonly known as 711 Aries Ave., Killeen, TX 76542, together with all improvements thereon, and all rights and appurtenances to the same belonging or in anywise incident or appertaining

**NOTE**

Date: January 24, 2014

Amount: \$136,680.00

Debtor: Andres Gonzalez

Holder: First National Bank Texas dba First Community Mortgage

**DATE, TIME & PLACE OF SALE OF PROPERTY:**

Date and Time of Sale: The earliest time at which this sale will begin is 10:00 o'clock a.m., on December 2, 2004, and the sale will begin at such time or not later than three hours after such time. The sale will be completed by no later than 4:00 P.M.

Place of Sale: The Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Bell County, Texas.

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

Because of default in performance of the obligations of the Deed of Trust, Beneficiary has accelerated the balance of all sums due and payable under said Deed of Trust. Beneficiary has requested the undersigned to conduct a nonjudicial foreclosure sale of the Deed of Trust lien pursuant to the power of sale granted by the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As used herein, the term "Trustee" includes any duly-authorized Substitute Trustee.

The Trustee will sell the Property at the Date, Time and Place of Sale. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Beneficiary's election to proceed against and sell all of the real property and any personal property described in the Deed of Trust in accordance with the Beneficiary's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code. However, 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. The Beneficiary may direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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2014 OCT 29 P 2:13  
SHELLEY COSTON  
CO. CLK. BELL CO. TX



The sale will be conducted as a public auction to the highest bidder or bidders 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 acceptance of the bid, or within such reasonable time as may be agreed upon by the purchaser and the Trustee. In addition, 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 by the Trustee before the Trustee opens the bidding for the first sale of the day.

The conveyance will be subject to all applicable governmental regulations and all restrictions, easements, reservations, and other matters of record in the office of the County Clerk of any county in which the Property is located in whole or in part, to the extent (and only to the extent) that same are valid, subsisting, and affect the Property, and to all prior liens and other exceptions to conveyance and warranty in 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.

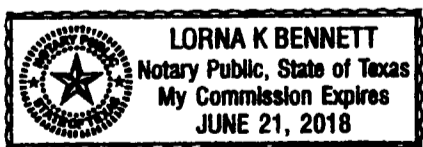
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

**NOTICE TO DEBTOR: 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.**

Burk Roberts, Trustee  
2501 E. Elms Rd., Ste. A  
Killeen, Bell Co., Texas 76542-3023  
(254) 526-7541  
www.robertslegalfirm.com

THE STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 28th day of October, 2014, by Burk Roberts.



Notary Public, State of Texas

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

**Date:** December 02, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 26, 2007 and recorded in Document CLERK'S FILE NO. 2007-00005258 real property records of BELL County, Texas, with HECTOR G MIRANDARIVERA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

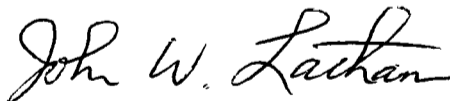
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HECTOR G MIRANDARIVERA, securing the payment of the indebtednesses in the original principal amount of \$181,964.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT 13, BLOCK 3, SKIPCHA MOUNTAIN ESTATES, PHASE TWENTY ONE, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 86-A & B, PLAT RECORDS, BELL COUNTY, TEXAS

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD  
2014 OCT 31 P 1:38  
SHELLEY COSTUM  
CO. CLK. BELL CO. TX

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

**Date:** December 02, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 17, 2010 and recorded in Document CLERK'S FILE NO. 2010-00009987 real property records of BELL County, Texas, with ANDREA S PHINNEY AND TODD M PHINNEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANDREA S PHINNEY AND TODD M PHINNEY, securing the payment of the indebtednesses in the original principal amount of \$80,187.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT TWO (2), IN BLOCK FIVE (5), OF SOUTH GATE, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 285-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD  
2014 OCT 31 P 1:38  
SHELLEY COSTON  
CO. CLK. BELL CO. TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

**Date:** December 02, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 10, 2004 and recorded in Document VOLUME 5373, PAGE 445 real property records of BELL County, Texas, with JOSE GOMEZ, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

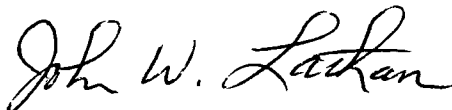
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE GOMEZ, securing the payment of the indebtednesses in the original principal amount of \$60,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT TWELVE (12), IN BLOCK SEVENTEEN (17), OF CHIMNEY HILL ESTATES, 2ND REPLAT IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS. ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 28-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, MICHAEL LATHAM, PHILLIP PIERCEALL, ISRAEL CURTIS, WES WHEAT, STEPHEN MAYERS, COLETTE MAYERS, CLAY GOLDEN, DAVID ACKEL, CODY LONG, KELLY MCDANIEL, ROSS BANDY, TRAVIS KADDATZ, YELENA LANTSOVA, ZANA JACKSON, DUSTIN EMANUELE, OR FREDERICK BRITTON

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD  
2014 OCT 31 P 1:38  
SHELLEY COSTON  
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