COPY

Notice of Substitute Trustee's Sale

Date: August 19, 2019

Substitute Trustee: Marsha L. Schiller-Lunde

Substitute Trustee's Address: 15 North Main Street, Temple, Texas 76501 (Bell County)

Lender/Note Holder: M.E. Taylor

Lender/Note Holder's Address: P.O. Box 419, Belton, Texas 76513 (Bell County)

Note:

Date: February 3, 2014

Original Principal Amount: $157,000.00

Maker: Queen M. Broussard

Lender: M.E. Taylor

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2019 AUG 19 P 2:58
SHELLEY COSTON
BELL COUNTY CLERK

Deed of Trust

Date: February 3, 2014

Grantor: Queen M. Broussard

Lender: M.E. Taylor

Recording information: Document # 2014-00003908, Real Property Records of Bell County, Texas, which note and lien were modified, renewed and extended by Extension of Real Estate Note and Lien duly recorded in Document # 2019-00006158, Real Property Records of Bell County, Texas

Appointment of Substitute Trustee:

Date: August 16, 2019

Substitute Trustee: Marsha L. Schiller-Lunde, Michelle Cantu, or either of them

Recording information: Instrument # 2019-36666, Real Property Records of Bell County, Texas

Property: Lot Three (3) in Block Eight (8) of Stillforest Add. Replat of Blks. 6, 7 & 8, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 293-A, Plat Records of Bell County, Texas, which has an address of 701 South Roy Reynolds Drive, Harker Heights, Texas 76548

County: Bell

Date of Sale (first Tuesday of month): October 1, 2019

Time of Sale: **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 of Sale: In the Bell County Clerk's alcove that is located immediately east of the main entrance of the Bell County Justice Center Building (and is the alcove that is directly outside of the Official Public Records Department of the Bell County Clerk's Office located in the Bell County Justice Center Building), located at 1201 Huey Road in Belton, Bell County, Texas, which is the area designated by the Bell County Commissioner's Court for foreclosure sales.

Default has occurred in the payment of the Note and in the performance of the obligation of the Deed of Trust. The Deed of Trust allows Lender to remove the trustee and appoint a Substitute Trustee. Lender removed the present trustee and appointed Substitute Trustee as the trustee under the Deed of Trust. Lender directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas. Lender 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, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the foreclosure sale will occur is the Time of Sale, and the foreclosure sale will be conducted no later than 3 hours thereafter.

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 Lender. 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 express 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.

Prior to the Foreclosure Sale, Lender is permitted to postpone or withdraw or reschedule the Foreclosure Sale for another day. 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.

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.

Marsha Schiller-Lunde

Marsha L. Schiller-Lunde, Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on August 19th, 2019, by Marsha L. Schiller-Lunde, in her capacity as Substitute Trustee.

Michelle Cantu

Notary Public



PREPARED IN THE LAW OFFICE OF:
Baird, Crews, Schiller & Whitaker, P.C.
Attn: Marsha L. Schiller-Lunde/pmc
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com

RECEIVED FOR POSTING
2019 AUG 15 P 12:09
SHELLEY COSTON
BELL COUNTY CLERK

2004 WRIGHT WAY
KILLEEN, TX 76543

00000007417272

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: October 01, 2019

   Time: The sale will begin at 10:00 AM 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 July 15, 2010 and recorded in Document CLERK'S FILE NO.2010-00026503 real property records of BELL County, Texas, with LLEWELLYN R MCNEIL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LLEWELLYN R MCNEIL, securing the payment of the indebtednesses in the original principal amount of $63,480.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC 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 in the attached Exhibit A.

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. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY
SUITE 303
MERIDEN, CT 06450

2004 WRIGHT WAY
KILLEEN, TX 76543

00000007417272

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 as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, MICHAEL LATHAM, MIKE HANLEY, DAVID ACKEL, SCOTT SWENSON, TRAVIS KADDATZ, SARA EDGINGTON, LOGAN THOMAS, COLETTE MAYERS, STEPHEN MAYERS, AARTI PATEL, JACK BURNS II, PAMELA THOMAS, EVAN PRESS, MICHELLE JONES, ANGELA ZAVALA, RICHARD ZAVALA, JR. OR SHARLET WATTS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road. Suite 100. Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and. further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100. Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the BELL County Clerk and caused to be posted at the BELL County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

2004 WRIGHT WAY
KILLEEN, TX 76543

00000007417272

00000007417272

BELL

EXHIBIT "A"

LOT TWO (2), BLOCK THREE (3), THE GARDENS OF PARK NORTH, KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE 104-A, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS

305 TOMAHAWK DRIVE
HARKER HEIGHTS, TX 76548

00000008515702

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: October 01, 2019

   Time: The sale will begin at 10:00 AM 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 November 30, 2011 and recorded in Document CLERK'S FILE NO. 2011-00041451 real property records of BELL County, Texas, with MICHAEL KENWORTHY AND JOCELYN KENWORTHY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL KENWORTHY AND JOCELYN KENWORTHY, securing the payment of the indebtednesses in the original principal amount of $153,917.00, 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 in the attached Exhibit A.

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

RECEIVED FOR POSTING
2019 AUG 15 P 12:11
SHELLEY COSTON
BELL COUNTY CLERK

305 TOMAHAWK DRIVE
HARKER HEIGHTS, TX 76548

00000008515702

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 as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the BELL County Clerk and caused to be posted at the BELL County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

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2019 AUG 15 P 12:11
SHELLEY COSTON
BELL COUNTY CLERK

305 TOMAHAWK DRIVE
HARKER HEIGHTS, TX 76548

00000008515702

00000008515702

BELL

EXHIBIT "A"

LOT TWENTY-TWO (22), IN BLOCK FIVE (5), OF SKIPCHA MOUNTAIN ESTATES, PHASE ONE, IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET B, SLIDE 123-B, PLAT RECORDS OF BELL COUNTY, TEXAS, AND A TRACT OF LAND OUT OF THE P.H. BAILEY SURVEY, ABSTRACT NO. 145, IN BELL COUNTY, TEXAS, CONTAINING 0.046 ACRE OF LAND , MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

FIELDNOTE DESCRIPTION

OF A 0.046 ACRE TRACT, BEING PART OF THE P.H. BAILEY SURVEY, ABSTRACT NO. 145, IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 1.274 ACRE ABANDONED RIGHT-OF-WAY TRACT DESCRIBED IN ORDINANCE NO. 98-31, OF RECORD IN VOLUME 3837, PAGE 242 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS; SAID 0.046 ACRE TRACT WAS SURVEYED BY BAYLOR LAND SURVEYING AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE SOUTH LINE OF SAID 1.274 ACRE ABANDONED R.O.W. TRACT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 22, BLOCK 5 OF SKIPCHA MOUNTAIN ESTATES, PHASE ONE, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 123-B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 21 OF SAID BLOCK 5, FROM WHICH A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF SAID 1.274 ACRE ABANDONED R.O.W. TRACT FOR THE NORTHEAST CORNER OF SAID LOT 21 BEARS SOUTH 74 DEGREES 19' 38" EAST, A DISTANCE OF 100.00 FEET.

THENCE WITH THE SOUTH LINE OF SAID 1.274 ACRE ABANDONED R.O.W. TRACT (RECORD CALL NORTH 71 DEGREES 54' 57" WEST, 1276.10 FEET), SAME BEING THE NORTH LINE OF SAID LOT 22 (RECORD CALL NORTH 70 DEGREES 18' 14" WEST, 95.0 FEET), NORTH 74 DEGREES 19' 38" WEST, A DISTANCE OF 95.00 FEET TO A CALCULATED POINT, BEING THE NORTHWEST CORNER OF SAID LOT 22, SAME BEING THE NORTHEAST CORNER OF LOT 19, BLOCK 5 OF SKIPCHA MOUNTAIN ESTATES, PHASE THREE, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 115-B OF SAID PLAT RECORDS, FROM WHICH A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 22 BEARS SOUTH 15 DEGREES 23' 35" WEST, A DISTANCE OF 162.08 FEET.

THENCE LEAVING THE SOUTH LINE OF SAID 1.274 ACRE ABANDONED R.O.W. TRACT, AND CROSSING SAID 1.274 ACRE ABANDONED R.O.W. TRACT, NORTH 15 DEGREES 39' 16" EAST, A DISTANCE OF 21.15 FEET TO A 3/8" IRON ROD SET IN THE SOUTH LINE OF THAT CERTAIN CALLED 1.109 ACRE TRACT DESCRIBED IN A DEED TO JOHN L. REIDER, OF RECORD IN VOLUME 5609, PAGE 462 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.109 ACRE REIDER TRACT BEARS NORHT 74 DEGREES 20' 44" WEST, A DISTANCE OF 53.69 FEET.

THENCE CONTINUING ACROSS SAID 1.274 ACRE ABANDONED R.O.W. TRACT, WITH THE SOUTH LINE OF SAID 1.109 ACRE REIDER TRACT (RECORD CALL SOUTH 74 DEGREES 20' 44" EAST, 210.13 FEET), SOUTH 74 DEGREES 20' 44" EAST, A DISTANCE OF 95.00 FEET TO A 3/8" IRON ROD SET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.109 ACRE REIDER TRACT BEARS SOUTH 74 DEGREES 20' 44" EAST, A DISTANCE OF 61.06 FEET.

THENCE LEAVING THE SOUTH LINE OF SAID 1.109 ACRE REIDER TRACT, CONTINUING ACROSS SAID 1.274 ACRE ABANDONED R.O.W. TRACT, SOUTH 15 DEGREES 39' 16" WEST, A DISTANCE OF 21.18 FEET TO THE POINT OF BEGINNING, CONTAINING 0.046 ACRE OF LAND AREA.

THE SOUTH LINE OF SAID 1.109 ACRE REIDER TRACT WAS USED FOR DIRECTIONAL CONTROL. THIS DESCRIPTION ACCOMPANIES A SURVEY PLAT OF THE HERIN DESCRIBED 0.046 ACRE TRACT. SURVEYED NOVEMBER 21, 2011.

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2019 AUG 15 P 12:11
SHELLEY COSTON
BELL COUNTY CLERK

3580 LUTHER CURTIS ROAD
TROY, TX 76579

00000007393481

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: October 01, 2019

   Time: The sale will begin at 10:00 AM 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 July 30. 2010 and recorded in Document CLERK'S FILE NO. 2010-00027927 real property records of BELL County, Texas, with DOMINIQUE C DAVENPORT, grantor(s) and MORTGAGE ELECTORNIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOMINIQUE C DAVENPORT, securing the payment of the indebtednesses in the original principal amount of $347,310.00, 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 in the attached Exhibit A.

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

RECEIVED FOR POSTING
2019 AUG 15 P 12: 11
SHELLEY COSTON
BELL COUNTY CLERK

3580 LUTHER CURTIS ROAD
TROY, TX 76579

00000007393481

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 as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the BELL County Clerk and caused to be posted at the BELL County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

RECEIVED FOR POSTING
2019 AUG 15 P 12:11
SHELLEY COSTON
BELL COUNTY CLERK

3580 LUTHER CURTIS ROAD
TROY, TX 76579

00000007393481

00000007393481

BELL

EXHIBIT "A"

BEING 31.667 ACRES OUT OF THE WILLIAM GILMORE SURVEY. ABSTRACT NO. 340, AND BEING THAT SAME 31.667 ACRES CONVEYED TO STEPHEN A. PARKER AS RECORDED IN VOLUME 5915, PAGE 813 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREIN BY METES AND BOUNDS TO-WIT:

BEGINNING AT AN IRON ROD FOUND AT A FENCE CORNER POST IN THE NORTH BOUNDARY OF LUTHER CURTIS ROAD FOR SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO D. A. MAYNARD AS RECORDED IN DOCUMENT NO. 2009-00030497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY. TEXAS. AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 70 DEGREES 56' 22" W ALONG A FENCE LINE FOR THE NORTH BOUNDARY OF LUTHER CURTIS ROAD, THE SOUTH BOUNDARY OF THIS TRACT AT 751.26 FEET FOUND AN IRON ROD FOR THE SOUTHEAST CORNER OF A 10.01 ACRE TRACT OF LAND CONVEYED TO S. A, PARKER AS RECORDED IN VOLUME 5915, PAGE 813 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. AND BEING THE SOUTHWEST CORNER OF THIS TRACT,

THENCE N 27 DEGREES 41' 28" E ALONG THE EAST BOUNDARY OF SAID 10.01 ACRE TRACT, A WESTERLY BOUNDARY OF THIS TRACT AT I 061.2 FEET FOUND AN IRON ROD AT A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO T. SCHAEFER AS RECORDED IN VOLUME 5777, PAGE 744 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING AN ANGLE POINT OF THIS TRACT;

THENCE N 12 DEGREES 50'37" E ALONG A FENCE LINE FOR THE EAST BOUNDARY OF SAID SCHAEFER TRACT, A WESTERLY BOUNDARY OF THIS TRACT AT 502.89 FEET FOUND AN IRON ROD AT A FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID SCHAEFER TRACT, IN THE SOUTH BOUNDARY OF A TRACT OF LAND CONVEYED TO P, J. JOHNSON AS RECORDED IN VOLUME 6266, PAGE 390 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 71 DEGREES E ALONG A FENCE LINE FOR THE SOUTH BOUNDARY OF SAID JOHNSON TRACT, AND THE SOUTH BOUNDARY OF A TRACT OF LAND CONVEYED TO D. W. BRIDGE AS RECORDED IN VOLUME 5815, PAGE 891 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, THE NORTH BOUNDARY A F THIS TRACT AT 1 231.72 FEET A POINT FOR THE NORTHWEST CORNER OF A CALLED TRACT 4 CONVEYED TO C. EAGLIN AS RECORDED IN VOLUME 6220, PAGE 790 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 19 DEGREES W ALONG THE WEST BOUNDARY OF SAID EAGLIN TRACT 4, AN EASTERLY BOUNDARY OF . THIS TRACT AT 407.74 FEET FOUND AN IRON ROD FOR THE SOUTHWEST CORNER OF SAID EAGLIN TRACT 4 IN THE NORTH BOUNDARY OF ANOTHER EAGLIN TRACT, CALLED TRACT 5 CONVEYED IN DOCUMENT NO. 2007-00043 162 AND BEING AN EASTERLY EXTERIOR CORNER OF THIS TRACT;

THENCE N 70 DEGREES 49' 55" W ALONG THE NORTH BOUNDARY OF TRACT 5 AT 448.06 FEET FOUND AN IRON ROD AT A FENCE POST FOR THE NORTHWEST CORNER OF EAGLIN TRACT 5 AND BEING AN EASTERLY INTERIOR CORNER OF THIS TRACT;

THENCE S 6 DEGREES 55' 54" W ALONG A FENCE LINE FOR THE WEST BOUNDARY OF SAID EAGLIN TRACT 5, AT 324.72 FEET PASS THE SOUTHWEST CORNER OF SAID EAGLIN TRACT 5, THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO W. R. .SCHUMAN AS RECORDED M VOLUME 5724, PAGE 889 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AT 529.72 FEET IN ALL FOUND AN IRON ROD AT A FENCE CORNER POST FOR THE SOUTHWEST CORNER OF SAID SCHUMAN TRACT, A' NORTHERLY EXTERIOR CORNER OF A TRACT OF LAND CONVEYED TO SAID D. A. MAYNARD TRACT FOR AN EASTERLY EXTERIOR COMER OF THIS TRACT;

THENCE N 78 DEGREES 47' 06" W ALONG A FENCE LINE FOR A NORTHERLY BOUNDARY OF SAID D. A. MAYNARD TRACT AT 174.97 FEET FOUND AN IRON ROD AT A FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID D.

BELL COUNTY CLERK
SHELLEY COSTON

2019 AUG 15 P 12:11

RECEIVED FOR POSTING

A. MAYNARD TRACT AND BEING AN EASTERLY INTERIOR CORNER OF THIS TRACT;

THENCE S.26 DEGREES 13' 13" W ALONG A FENCE LINE FOR THE WEST BOUNDARY OF SAID D. A. MAYNARD TRACT AT 606,47 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.667 ACRES AS SURVEYED ON THE GROUND 22 JULY 2010.

RECEIVED FOR POSTING
2019 AUG 15 P 12: 11
SHELLEY COSTON
BELL COUNTY CLERK

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED FOR RECORD
2019 AUG 15 A 11: 19
SHELLEY COSTON
CO. CLK. BELL CO. TX

TS#: 19-22910

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/23/2008, SEAN ERNO MC NEAL A MARRIED MAN, VELMA L. MC NEAL, PROFORMA ONLY, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of KEVIN GILLESPIE OR LARRY J. BROWN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $338,581.08, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, which Deed of Trust is Recorded on 10/31/2008 as Volume 2008-00043945, Book , Page , and under loan modification 02/19/2016 in clerk file# 2016-6109 in Bell County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT 1, BLOCK 1, WHITE ROCK ESTATES, PHASE FOUR, SECTION TWO, AN ADDITION TO THE CITY OF
KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CABINET D, SLIDE
151A-1 AND 151A-2, PLAT RECORDS, BELL COUNTY, TEXAS.**

Commonly known as: **5707 SILTSTONE LOOP, KILLEEN, TX 76542**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Michelle Jones, Angela Zavala,** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that

4702402

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/1/2019** at **10:00 AM**, or no later than three (3) hours after such time, in **Bell** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENETRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DRIVE, BELTON, TEXAS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(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.

FILED FOR RECORD
2019 AUG 15 A 11:19
SHELLEY COSTON
CO. CLK. BELL CO. TX

WITNESS, my hand this 8/14/2019

Angela Zavala

By: Substitute Trustee(s)
Michelle Jones, Angela Zavala,
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/10/2006

Grantor(s)/Mortgagor(s):
CLAYTON W. YANTIS, AN UNMARRIED PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MARKET STREET MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2006-00048987

Property County:
BELL

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: LOT TWENTY-THREE (23), IN BLOCK EIGHT (8), OF WESTPARK ADDITION, PHASE ONE, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET B, SLIDE 18-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

Date of Sale: 10/1/2019 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: THE BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DRIVE, BELTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Angela Zavala

Michelle Jones, Angela Zavala, Richard Zavala Jr or
Sharlet Watts
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

FILED FOR RECORD
2019 AUG 15 A 10:59
SHELLEY COSTON
CO. CLK. BELL CO. TX

MH File Number: TX-19-72379-POS
Loan Type: VA

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	08/09/2012
Grantor(s):	KEVIN TERRELL WILLIAMS AND VONETTA R. WILLIAMS, HUSBAND AND WIFE
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$155,837.00
Recording Information:	Instrument 2012-00034123
Property County:	Bell
Property:	BEING LOT NUMBER SEVENTEEN (17) IN BLOCK NUMBER TWELVE (12) OF FINAL PLAT OF BRIDGEWOOD ADDITION PHASE II, CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET "D", SLIDES 106-A, B, & C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.
Reported Address:	4204 CESSNOCK DR, 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:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation
Current Beneficiary:	Freedom Mortgage Corporation
Mortgage Servicer Address:	907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale:	Tuesday, the 1st day of October, 2019
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):	Mike Hanley, David Ackel, Scott Swenson, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Jack Burns II, Pamela Thomas, Evan Press, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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 Mike Hanley, David Ackel, Scott Swenson, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Jack Burns II, Pamela Thomas, Evan Press, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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. Mike Hanley, David Ackel, Scott Swenson, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Jack Burns II, Pamela Thomas, Evan Press, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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,

Bonial & Associates, P.C.

FILED FOR RECORD
2019 AUG 15 A 10:59
SHELLEY COSTON
CO. CLK. BELL CO. TX